

## **NOCTON PARISH COUNCIL**

Minutes of a meeting of Nocton Parish Council held in the Village Hall, Main Street, Nocton on Tuesday, 15 November, 2016 at 7.00 pm.

### **PRESENT**

Cllr Elisabeth Murray (In the Chair)

Cllr Neil Faulkner  
Cllr Graham Jones

Cllr Jane Kania  
Cllr MaryAnn Williams

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

Twelve members of the public were also present.

**Apologies for Absence:** Cllr Ian Goldsworthy, Cllr Michael Kaye and Cllr John Money, North Kesteven District Council (NKDC).

Prior to the start of the meeting Mr Jim Eagle, the Nocton 200 Club Promoter, presented the Parish Council with a cheque for £1,200. The funds would continue to be used to assist with meeting the objectives set out in the Nocton Parish Plan. Councillors joined the Chair in thanking Mr Eagle for his fund-raising efforts on behalf of the local community.

#### **1 PUBLIC QUESTION TIME**

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

#### **2 DECLARATION OF INTERESTS**

No declarations of interest were made.

#### **3 MINUTES – 11 October, 2016**

The Minutes of the meeting of the Parish Council held on 11 October, 2016 were taken as read and signed as correct.

#### **4 REPORTS OF REPRESENTATIVES**

##### **(a) Local Police**

The Clerk reported that he had been informed by the Police that there had been no reported crimes in the village since the last Parish Council meeting.

(b) **Community Police Panel**

Cllr Jones thanked the Parish Council for hosting the meeting of the Community Police Panel on 24 October, 2016. The police were continuing to investigate incidents in the village involving two German Shepherd dogs. The next meeting of the Panel would be held in Potterhanworth on 16 January, 2017.

(c) **Village Hall Management Committee**

Cllr Williams reported that the Christmas Fayre would be held in the Village Hall on 26 November, and a 'Back End' lunch was being held on Friday, 9 December, 2016.

(d) **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 undertook to arrange for the Parish Council lawnmower to be serviced over the winter.

(e) **Parish Clerk**

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

The Clerk highlighted that the cost of NKDC emptying the parish dog waste bins had increased from £531.50 in 2015/16 to £892.88 in the current financial year. The Parish Council requested the Clerk to explore alternative means of the bins being emptied from April, 2017, and Cllr Jones agreed to discuss the matter with the Dog Warden.

(f) **District Councillors R Kendrick / J Money**

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

(g) **County Councillor M Overton**

Cllr Overton was not present at the meeting.

5 **FORMER TENNIS COURT - LAND TO THE REAR OF THE VILLAGE HALL, MAIN STREET, NOCTON**

Cllr Murray updated the Parish Council on the current position on the complaint made to NKDC about a number of issues relating to this planning application. The Parish Council noted that formal complaints against certain members of the Planning Sub-Committee would need to be submitted on the appropriate pro-forma. In response to the Freedom of Information

request made to Lincolnshire CC (Highways) regarding its decision not to object to this planning application, one document had been received. It was not clear from the document whether a site visit had been undertaken or any other recommendations about it made.

In light of the above, the Parish Council requested the Clerk to invite the Lincolnshire County Council Area Highways Manager to a future meeting to discuss the issues relating to any future planning applications that may need to be taken into account.

## 6 NOCTON VILLAGE HALL REDEVELOPMENT – NEXT STEPS

Cllr Williams updated the Parish Council about the village hall redevelopment. It was noted that the current estimated cost was in the region of £470,000 although it was hoped that figure would be reduced following further review by Simons. The finalised plans would be submitted for approval by the Village Hall Rebuilding Sub-Committee, and following that Simons would be requested to submit a planning application to NKDC at a total fee of £8,500.00 + VAT. The costs would be met from the Parish Council's budget provision for the project. NKDC would also be asked to release the S106 monies it was holding on behalf of the Parish Council and which it had previously agreed could be used to help fund it.

The Parish Council agreed:

- (a) to request the Clerk to confirm the appointment of Simons Group Ltd to oversee the Village Hall planning application process at a fee of £8,500.00 + VAT.
- (b) to request the Clerk to ask NKDC to release the S106 funds totalling £3,369.00 held by it to help fund the planning application.
- (c) to note that work was continuing to seek grants from a range of external sources although the previously available major funding streams were generally no longer available.
- (d) in the light of (c) above, that the Parish Council seeks borrowing approval by way of a Public Works Loan (PWL) for a maximum of £500,000 over a period of 50 years to meet the cost of this project. In so doing, the Parish Council is not currently committing to using the full amount of such a Loan (if approved) but will only draw down that sum necessary to ensure the project can be completed in the event that the anticipated level of external funding/grants is not forthcoming.
- (e) that following the final costs of the project being received from Simons, to explore fully the borrowing costs associated with a PWL and the effect on the precept for 2017/18 and beyond.
- (f) that once the financial implications of the project had been examined in

more detail and a way forward established, appropriate information would be circulated to every household in the village so that all residents were made aware of how the Parish Council intends to fund this project and the financial effect of so doing.

- (g) to contact Elysian Associates, the Parish Council's VAT Adviser, to ascertain the costs associated with that company dealing with the VAT returns, etc for the project and the arrangements for so doing.

## 7 **NOCTON AND POTTERHANWORTH NEIGHBOURHOOD PLAN**

Cllr Murray informed the Parish Council that the Neighbourhood Plan would be submitted to NKDC within the next week. A six week publicity phase would then be organised by NKDC, and after the final independent examination, a referendum on the Plan would be held in the Spring, 2017.

The Parish Council noted the position.

## 8 **NOCTON YOUTH CLUB**

Cllr Kania reported that six volunteers had formed a committee to take forward the proposed reopening of the Youth Club in the New Year. A short questionnaire to gauge support from parents for it had been included in the November edition of the Nocton Newsletter.

The Parish Council noted the position.

## 9 **NOCTON 200 CLUB**

The Parish Council received a note from the Clerk summarising the Nocton 200 Club financial position. Following the receipt of the latest donation of funds, approximately £1,200 was available to support projects in the village.

## 10 **HEDGE CUTTING IN NOCTON**

The Clerk updated the Parish Council on the condition of a number of boundary hedges, etc which were overhanging the footpath in Main Street, and undertook to draw the matter to the Highways Authority's attention.

## 11 **PLANNING APPLICATIONS AND ISSUES**

- (a) The Parish Council considered the following application for work to a tree subject to a TPO:

*Pegasus, Main Street, Nocton*

The Parish Council requested the Clerk to inform NKDC that it was not in a

position to comment on the application because its details had not been made available.

- (b) The Parish Council noted the decision by NKDC to refuse planning permission in respect of the following application:

*Plot 72A – Formerly 27 Steamer Point Road, Nocton*

- (c) In response to a suggestion from a local resident, the Parish Council agreed to ask the Clerk to request NKDC to confirm that the tree at the junction between Wegberg Road and Khormaksar Drive, Nocton was subject to a TPO.

## 12 **PROGRESS REPORTS OF PARISH COUNCILLORS**

Cllr Faulkner reported that Phase 3 of the Nocton Park development was progressing, and a further seven properties had recently been sold. Trees and bushes had been planted along Wegberg Road.

Cllr Williams agreed to arrange for a working party to clear the area opposite the Church and at the end of the mown area of the Village Green, as recommended by the NKDC Tree Officer, and to obtain a quote for the supply and installation of the remaining village entrance fencing at Main Street and Potterhanworth Road, Nocton.

The Clerk was requested to contact Nocton Community School again to ask for details of the tree surgeon engaged recently to undertake its tree work.

Cllr Kania informed the Parish Council that the November edition of the Nocton Newsletter would be delivered to households in the next few days.

Cllr Jones reported that a planned 'ghost fest' at Nocton Hall had been cancelled by the promoters when it had been realised that the site was private property. Articles drawing attention to the event had been published in the Lincolnshire Echo and the Sleaford Standard. Villagers were reminded to telephone '999' if a criminal act was being committed.

## 13 **NOCTON PARISH COUNCIL – DATES OF FUTURE MEETINGS**

- (a) The Parish Council noted that its next meeting would be held on 13 December, 2016. Mulled wine and mince pies would be served prior to the start of it.
- (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.

14 **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 the financial or business affairs of any particular person (including the authority holding that information).

15 **NOCTON VILLAGE HALL – COVENANT AND CONTRACT ISSUES**

In confidential session, the Parish Council received a report from Cllr Goldsworthy regarding some Village Hall covenant and contract issues.

The Parish Council agreed to:

- (a) authorise the Parish Clerk to enter into any discussions/negotiations with the new owner of the site behind the Village Hall over possible matters of mutual interest following the granting of outline planning permission for a bungalow thereon.
- (b) request Bridge McFarland (the solicitors who previously advised the Parish Council on issues relating to the site's covenants, etc) to advise the Parish Council on (a) whether the decision to grant planning permission for the site behind the Village Hall with a defined access way across the Village Hall car park is at variance with the Covenant protecting the use of such land for car parking; and (b) whether there are any other issues which the Parish Council needs to take into account or be aware of before commencing the rebuilding project.

16 **FORMER TENNIS COURT LAND TO REAR OF VILLAGE HALL, MAIN STREET, NOCTON**

In confidential session, the Parish Council agreed to request the Clerk to submit its complaints about certain members of the Lafford Planning Sub-Committee to NKDC.

(The meeting ended at 8.40 pm)

**CHAIR**