

NOCTON PARISH COUNCIL

Minutes of a meeting of Nocton Parish Council held in the Village Hall, Main Street, Nocton on Tuesday, 13 September, 2016 at 7.00 pm.

PRESENT	
Cllr Ian Goldsworthy (Chair)	
Cllr Graham Jones Cllr Jane Kania Cllr Michael Kaye	Cllr Elisabeth Murray Cllr MaryAnn Williams
In Attendance: Steve Altridge, Clerk, Mr Iain Barr, Chair, Nocton Park Management Ltd, Cllr Rob Kendrick, North Kesteven District Council (NKDC), Cllr Marianne Overton, Lincolnshire County Council (LCC) and Ms Wendy Moore, LCC . Nine members of the public were also present.	
Apologies for Absence: Cllr Neil Faulkner and Cllr John Money, NKDC.	
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 – 12 July, 2016 and 9 August, 2016
	The Minutes of (a) the meeting of the Parish Council held on 12 July, 2016 and (b) the Extra Ordinary General meeting of the Parish Council held on 9 August, 2016 were taken as read and signed as correct.
4	REPORTS OF REPRESENTATIVES – PART 1
(a)	Local Police PC Hanson informed the Parish Council that there had been one recorded crime in the village since 12 July, 2016. Two vehicles in Wegberg Road each had a screen broken whilst parked on the driveway. The Parish Council informed PC Hanson that a dog had attacked a resident near to the Post Office, and, it was understood, another resident’s smaller dog. PC Hanson confirmed that the former incident was being investigated, together with previous incidents potentially involving the

	<p>same owner.</p> <p>The Parish Council also expressed concern about the continued inappropriate speed of lorries and cars through the village and the huge quantities of straw in the roadside gutters. It was noted that little could be done about this although the purchase of a “tablet” for use with SID would enable the collection of more detailed information about traffic levels and speed and help to assess the extent of the problem.</p> <p>(The Parish Council agreed to consider agenda item 5 – Nocton Park Management Limited – as the next item of business).</p>
5	NOCTON PARK MANAGEMENT LIMITED
	<p>The Parish Council joined the Chair in welcoming Mr Iain Barr, Chair, Nocton Park Management Limited (NPML), to the meeting.</p> <p>Mr Barr outlined the role of NPML and that the Park, although totally open to villagers, was in fact a private estate. The residents living in the former RAF married quarters’ houses were shareholders, and therefore entitled to request visitors to the area to comply with NPML rules. A leaflet explaining the position had been recently delivered to all residents of Nocton Park, and it was agreed to circulate it to the remaining Nocton households as well.</p> <p>The Parish Council noted that NPML was particularly concerned that all residents should respect the requirement that dogs be kept on leads in public spaces and dog fouling picked up and disposed of in the dog waste bins provided. Visitors were also requested to keep the playground and allotments areas free from litter.</p> <p>The Parish Council agreed in principle to a request from NPML that the Dog Warden be asked to maintain a higher profile in the Nocton Park area for the next several months, subject to the additional costs arising from the increase in the Dog Warden service being met by NPML. Mr Barr was asked to contact the Clerk to agree the arrangements for the provision of the additional service.</p> <p>The Parish Council also thanked Mr Barr for an invitation for a representative of it to attend NPML meetings. Mr Barr agreed to liaise with the Clerk about the arrangements.</p> <p>(The Parish Council agreed to consider agenda item 7 - Nocton Village Hall Redevelopment – Next Steps – as the next item of business)</p>
6	NOCTON VILLAGE HALL REDEVELOPMENT – NEXT STEPS
	<p>The Parish Council joined the Chair in welcoming Ms Wendy Moore, Community Engagement Officer, LCC to the meeting and received a</p>

	<p>progress report from Cllr Williams about the proposed Village Hall rebuild.</p> <p>The Parish Council noted that the draft plans for the rebuild had been fully costed but unfortunately were more than the original notional estimate. Various ways to reduce the cost had been considered, including the option to use a more traditional roof line with an extended area to provide for outside seating under cover. The Parish Council agreed to consider the final cost estimate for the village hall rebuild at its next meeting on 11 October, 2016.</p> <p>Ms Moore informed the Parish Council that due to budgetary pressures, LCC no longer provided grants for village hall projects. However, she would be in a position to assist the Parish Council in applying for funding elsewhere and with the application process itself. The Parish Council's timescale for the rebuild to commence in April, 2017 was potentially ambitious, taking into account that bids to major funders for grant aid could take six to nine months to determine. The Parish Council agreed to invite Ms Moore to a meeting of the Village Hall Rebuilding Sub-Committee to discuss the matter in more detail.</p>
7	REPORTS OF REPRESENTATIVES – PART 2
(a)	<p>Village Hall Management Committee</p> <p>The Parish Council noted that the Lincolnshire Day event would be held in the Village Hall on 1 October, 2016.</p> <p>(Clerk's note: the event was subsequently cancelled due to the poor sale of tickets, but a 'Bangers and Mash' evening would be held on 5 November, 2016 instead).</p>
(b)	<p>Village Keeper and Dog Warden</p> <p>The Parish Council noted the Village Keeper's report, which had been circulated previously, summarising his activities over the past month.</p>
(c)	<p>Clerk</p> <p>The Parish Council noted the Clerk's report, which had been circulated Previously. Wellhead Lane, Nocton would be closed for essential maintenance works by Western Power Distribution from Monday, 17 October to Wednesday, 19 October, 2016.</p>
(d)	<p>District Councillors R Kendrick/ J Money</p> <p>Cllr Kendrick updated the Parish Council on recent developments in the District. Nationally, a new hotline number – 105 – had been introduced for reporting power cuts.</p>

(e)	<p>County Councillor M Overton</p> <p>Cllr Overton updated the Parish Council about the reduction in the LCC budget from 1 April, 2017 for the cutting of grass verges alongside footpaths and road and the potential impact it would have on walkers and cyclists. Cllr Overton reminded villagers to report any highways issues to LCC and to report potholes on-line at 'Fix My Street'.</p>
6	<p>NOCTON YOUTH CLUB</p> <p>Cllr Kania reminded the Parish Council that a meeting for those people willing to help support the running of the Youth Club would be held in the Village Hall on 6 October, 2016 at 7.00 pm. Assuming that there was sufficient interest from residents, the Parish Council would be in a position to consider re-advertising for the post of Youth Leader. Cllr Kania agreed to update the Parish Council on the position at its next meeting on 11 October, 2016.</p> <p>The Parish Council noted the position.</p>
8	<p>REBUILDING OF THE VILLAGE HALL AND THE FUTURE OF THE VHMC</p> <p>The Chair reminded the Parish Council that the project to rebuild the Village Hall was programmed to commence in April, 2017. Given, however, that the Annual General Meeting of the Village Hall Management Committee (VHMC) was due to take place in January, 2017 there needed to be an arrangement in place to deal with the running of the Hall between then and when demolition of the building began. If it was intended that the existing management arrangement should continue until then, the VHMC would need to be asked to consider extending its "life" for a further three months or so beyond its next AGM.</p> <p>The Parish Council agreed to request the VHMC to consider continuing with the management of the Village Hall between the period of what would be its last AGM in January, 2017 until such time as the rebuilding project commenced.</p>
9	<p>NOCTON AND POTTERHANWORTH NEIGHBOURHOOD PLAN</p> <p>The Parish Council received a verbal progress report from the Vice-Chair regarding the preparation of the Neighbourhood Plan.</p> <p>The Parish Council noted that NKDC had recently confirmed that the Neighbourhood Plan did not require a full Strategic Environmental Assessment and as such it could proceed to the formal six-week public</p>

	<p>consultation, which would take place between 19th September and 30th October 2017. All residents would have an opportunity to comment on the Plan and information about how to do it would be distributed to all households in both villages. Four events had also been organised for residents to attend in order to find out more about the Plan.</p> <p>The Parish Council noted the position.</p>
10	NOCTON STREET LIGHTING
	<p>The Chair reminded the Parish Council that in September, 2011 it had agreed to replace the existing village street lamp bulbs with ones of a higher energy rating in order to both improve the village's carbon footprint and to reduce costs in the longer term. As part of that decision, it also agreed that alternate street lamps along Main Street, Nocton would be switched off after midnight to further increase the savings.</p> <p>The Parish Council agreed to reaffirm its previous decision that alternate street lights along Main Street, Nocton be turned off from midnight to approximately 5.30 am.</p>
11	NOCTON VILLAGE SIGNS
	<p>The Parish Council received a verbal report from the Clerk regarding the condition of the wooden village signs.</p> <p>The Clerk reported that he had been informed by Nick Jones, ArtsNK, that the village signs had been inspected by JRH Services (who previously maintained them) and it was considered that their condition was no more than normal wear for an installation of the type and materials. All of the remedial work completed remained satisfactory and the condition was just surface deterioration. The signs would benefit from sanding and a coat of varnish.</p> <p>The Parish Council agreed to ask the Village Keeper to maintain the village signs as necessary in future, and to thank Mr Trevor Wyatt for recently washing all of the village signs.</p>
12	NOCTON VILLAGE PLANTERS
	<p>The Chair informed the Parish Council that a number of recent comments from residents had been received regarding the condition of the village planters.</p> <p>Cllr Williams indicated that together with two volunteers, she would be willing to continue to maintain the planters. The recent dry spell of weather had not helped matters and it was intended to plant them with winter pansies soon to provide plant cover until next spring.</p>

	<p>The Parish Council noted the position, and agreed in principle that the Village Keeper would also be asked to help maintain the planters should the need arise.</p>
13	PLANNING APPLICATIONS AND ISSUES
(a)	<p>The Parish Council considered the following planning application:</p> <p><i>Former Tennis Court – Land to Rear of Village Hall, Main Street, Nocton</i></p> <p>The Parish Council agreed unanimously to request the Clerk to comment on the application in the following terms:</p> <p><i>'This application was considered at the meeting of my Parish Council on 13 September, 2016. Members agreed unanimously to oppose this application.'</i></p> <p>Housing Developments Within Nocton Conservation Area <i>This Application is yet another Outline Application made for a site within the Conservation Area possibly contrary to Policy HE7 which states that in a conservation area "detailed drawings will almost always need to accompany a planning application". Crucially the "almost" in this policy acknowledges that there may be differences between applications and effectively prevents the outcome of one application, where detailed drawings were not considered necessary, being seen as a precedent for subsequent applications. We confidently expect consideration of this application to take this fact into account.</i></p> <p><i>The policy objections to this development have already been covered by another comment letter which my Parish Council fully endorses. However, we would reiterate the following as particularly relevant.</i></p> <p>Road Safety <i>The access driveway as shown on the submitted plan is hard against the southern boundary of the car park entrance to the village hall. This means that the 2.4m visibility splay to the south along Main Street is close to zero, blocked by a 6 foot fence and a hedge which protrudes over the footpath. Cars leaving from the Village Hall Car Park on the other hand leave by the northern edge of the wide entrance which gives much better visibility. We would consider the effect of this proposal to be Severe, a visibility splay close to zero has to have severe implications, especially in view of the nature of the traffic along Main Street which includes all the HGV's travelling north and east from here and unable to get under the railway bridge at Potterhanworth. Nowhere else along Main Street is there a junction which has such a restricted view.</i></p>

Demand

There are 24 properties currently available remaining unsold in Nocton in the price range £74,950 to £490,000. What appears to be unavailable is affordable housing for rent. There are also four other large properties under construction and one with Outline permission. This puts in question the benefits of the application under consideration.

Single Applications Within the Conservation Area.

My Council is concerned with the ease with which a recent outline application in the Conservation area received permission mainly on the grounds that its impact was acceptable. This, when its actual impact is still impossible to assess given the lack of a detailed plan. There also seems to be an assumption that single applications are likely to get approval because of their lesser effects when compared with multiple dwelling applications. This is true only if they are isolated applications. This latest Application already cites the previous approved outline application, and it would be facile to imagine that the applicant would not, in the event of this application being approved, cite it as a precedent for development on the rest of the pony paddock behind it. (See Policy C1 of the NKDC Local Plan 2007)

My Council wishes to state, once more, that applications within the Conservation Area should enhance the built environment. It is not sufficient to conclude, based on separation distances and sight lines that it will do little harm. The Parish Council policy is thoroughly consistent with the recommendations of Historic England when dealing with development in a Conservation Area, which also recommends that District Councils and Parish Councils work together with an agreed policy on these matters.

We should point out that this application, if approved will, in conflict with Policy C1 of the North Kesteven Local plan 2007, obstruct the view of some of the assets within the Conservation area, namely the pony paddock, as well as two lines of mature trees on the far side. Open spaces and trees, as is well documented elsewhere, are an essential and characteristic part of our Conservation Area.

Car Parking

This application will, if approved, considerably reduce the size of the Village Hall Car Park and therefore the spaces available. This car park, covenanted in perpetuity to the Hall by previous owners of the land, is also allocated for users of the Stepping Out Trail (as promoted by NKDC). To use our already limited parking space for an access drive to a single house is in direct contravention of Policy C5, Effects upon Amenities. Monitoring of the Village Hall Car Park during the Nocton and District Women's Institute meeting of 12 September, 2016 showed that the car park was full with cars shoe-horned into every available space, including the proposed access driveway. If this application is approved several cars would have to be parked on Main Street adjacent to what will be a blind access drive.

	<p><i>Taking account of the need to avoid obstructing access to the row of garages on the north side, (enshrined by covenant and already causing the occasional problem), the delivery of supplies to the Village Club located in the Hall and the need to provide dedicated spaces for those with reduced mobility this development could reduce the amount of space available for parking by some 50%.</i></p> <p>Conclusions</p> <p><i>This Application raises Severe Road Safety concerns, on the grounds of the visibility splay at the entrance.</i></p> <p><i>The reduction in size of the car park for one of the very few amenities available to the villagers is considered unacceptable, and contrary to Planning Policy.</i></p> <p><i>Single applications for development within the Conservation Area should never be considered in isolation. The knock-on effect must be properly taken into account.</i></p> <p><i>This application does not take account of the Potterhanworth and Nocton housing need, which is well-documented in the Emerging Neighbourhood Plan, and demonstrated by the number of houses of all types remaining unsold.</i></p> <p><i>It is also in contravention of several Policies in the Submitted Draft Central Lincolnshire Local Plan and the NKDC Local Plan 2007 referred to elsewhere in a comment letter which is supported by my Parish Council.</i></p> <p><i>Outline applications in a conservation area should “almost always” be refused where their true impact is impossible to assess, regardless of the outcome of previous applications.’</i></p>
(b)	<p>The Parish Council noted the decision by NKDC to grant planning permission in respect of the following application:</p> <p><i>Land Adjacent to Nocton Wood House, Nocton Wood, Nocton</i></p>
(c)	<p>The Parish Council noted the decision by NKDC to approve the following application for work to trees in a conservation area:</p> <p><i>Crickets Cottage, 7 Main Street, Nocton</i></p>
(d)	<p>The Parish Council noted the decision by NKDC to approve the following applications for works to trees subject to a TPO:</p> <p><i>Land To The Rear Of 8 & 9 Bridleway Close, Nocton</i></p>

(e)	<p><i>7 Rostrop Road, Nocton</i></p> <p>The Parish Council noted the terms of the dismissal of an appeal by the Planning Inspectorate in respect of the following application:</p> <p><i>14 Lincoln Road, Nocton</i></p>
14	PROGRESS REPORTS OF PARISH COUNCILLORS
	<p>Cllr Jones reported that the Speed Indicator Device (SID) was currently located in Nocton for the month. The new palm reader to enable data to be downloaded had been purchased and the other Parish Councils which part owned the SID had agreed to Scopwick Parish Council using it, subject to that Parish Council meeting its share of the replacement palm reader costs. That would reduce the cost to each Parish Council from £78.00 to £62.40. That had been agreed and the Clerk undertook to send each of the Parish Councils' an invoice for its contribution to the replacement palm reader costs.</p> <p>The Parish Council noted that the B1188 Community Police Panel was due to meet in the Village Hall on 24 October, 2016.</p> <p>Cllr Jones also reported that he had not received the Nocton Hall asbestos survey from LEDA Properties despite several reminders. NKDC also awaited receipt of a copy of the survey. The Parish Council agreed to raise the matter with the Health and Safety Executive.</p> <p>Cllr Murray reported that an increasing number of people were accessing the Nocton Hall grounds at night and as a result they were exposed to some danger, including potential exposure to asbestos.</p> <p>(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).</p>
15	NOCTON PARISH COUNCIL – DATES OF FUTURE MEETINGS
(a)	<p>The Parish Council noted that its next meeting would be held on 11 October, 2016.</p>
(b)	<p>The Parish Council agreed to adjourn to allow members of the public to ask questions on matters relating to items discussed at the meeting.</p> <p>A villager informed the Parish Council that the field near to Nocton Wood House had been dragged, and the footpath running from the field to behind the old hospital site and the allotments needed to be reinstated.</p> <p>The Clerk undertook to raise the matter with Beeswax Farming.</p>

	Mr Barr informed the Parish Council that NPML would consider the purchase of a Speed Indicator Device to monitor traffic speeds in Nocton Park.
16	EXCLUSION OF PRESS AND PUBLIC
	<p>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.</p> <p>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:</p> <p>Information relating to any individual.</p> <p>Information relating to the financial or business affairs of any particular person (including the authority holding that information).</p>
17	NOCTON PARISH COUNCIL STAFF
	<p>The Parish Council reviewed the existing contractual arrangements, etc for (a) the Village Keeper and Dog Warden and (b) the Parish Clerk to reflect recent developments in planned workloads, etc.</p> <p>The Parish Council agreed to:</p> <p>(a) request the Village Keeper and Dog Warden to cut the grass at the Village Hall, the beck verge and by the village entrance signs and the village planters and to maintain the village maintenance equipment as part of his duties. The Village Keeper and Dog Warden would also be asked to complete a monthly Task Sheet and to assist with the maintenance of the village planters, as and when required;</p> <p>(b) increase the Village Keeper and Dog Warden's contractual hours from six to ten hours per week and to increase the hourly rate of pay from £7.50 to £7.80 per hour with effect from 1 October, 2016;</p> <p>(c) request the Clerk to</p> <p>1 ascertain from NKDC and/or the National Dog Warden Association whether training in 'confrontation management' would be available for the Village Keeper and Dog Warden;</p> <p>2 inform the VPMC that the hourly charge for cutting the village hall grass had increased to £7.80 per hour, in line with the increase in the Village</p>

3	Keeper and Dog Warden's hourly rate of pay; revise the Village Keeper and Dog Warden's contract to reflect the above changes; and (d) ask the Chair and Vice-Chair to undertake a review of the Clerk's contractual arrangements and to report back to a future meeting of the Parish Council.
	(The meeting ended at 9.35 pm)
	CHAIR
17	NOCTON PARISH COUNCIL STAFF
	<p>In confidential session, the Parish Council reviewed the existing contractual arrangements, etc for the Village Keeper and Dog Warden and the Parish Clerk to reflect recent developments in planned workloads, etc.</p> <p>The Parish Council agreed to a change in the Village Keeper and Dog Warden's contractual arrangements, and to review the Clerk's contractual arrangements at a future meeting.</p>
	(The meeting ended at 9.35 pm)
	CHAIR