

NOCTON PARISH COUNCIL

Minutes of a meeting of Nocton Parish Council held in the Village Hall, Main Street, Nocton on Tuesday, 10 November, 2015 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, Cllr Rob Kendrick ((North Kesteven District Council) (NKDC)) and Cllr Marianne Overton ((Lincolnshire County Council)(LCC)).

Twenty six members of the public were also present.

Apologies for Absence: Cllr Jane Kania and Cllr John Money (NKDC).

Prior to consideration of the formal business of the Parish Council, the Planning Consultant (Mr Steven Sensecall of Kemp and Kemp) appointed by LEDA Properties made a short presentation on the current thinking around the future development of the Nocton Hall and former RAF Hospital site.

Mr Steven Sensecall outlined the proposals, and the following points were made:

- Discussions with NKDC regarding the site development restarted about one year ago. The favoured option was to stabilise the Hall at a cost of approximately £2.5 million. English Heritage would require any developer to preserve Nocton Hall as a ruin. Stabilisation of the Hall would be carried out in parallel with the development.
- It was proposed to build 4-6 single storey properties in the walled gardens. Some 150 properties would also be built to the north of the RAF Hospital site, and approximately 20 larger properties to the south of the hospital site. In all, it was proposed to build about 200 dwellings on the sites.
- It was anticipated that access to the larger site would be via Woodland Drive and via the existing Hall entrance for the smaller one. Highways, heritage and ecology surveys would be undertaken in the near future. Those surveys would take at least six months to complete, and an outline planning application would not be submitted in the foreseeable future.
- It was emphasised that LEDA Properties were not property developers. Instead, the site would potentially be sold on with outline planning, should a planning application be successful. It was expected that in those circumstances, NKDC would seek a S106 agreement.

- Parish Councillors and residents highlighted the lack of infrastructure and facilities in the village. It was also noted that a development along the lines proposed would double the size of Nocton.
- The current proposals had yet to be worked up in detail and it was emphasised that much could change as the project developed. In any event, it was unlikely that any planning application would be ready until the middle of next year at the earliest.
- Despite the difficulties of the past, LEDA was committed to working with the local community, through the Parish Council, as its plans were developed.

Parish Councillors joined the Chair in thanking Mr Sensecall for his presentation.

1 PUBLIC QUESTION TIME

There were no public questions.

2 DECLARATIONS OF INTERESTS

Agenda Item 12(c) – Nocton Hall, Nocton

Cllr Murray declared a non-pecuniary interest in this item of business.

3 MINUTES – 13 October 2015

The Minutes of the meeting of the Parish Council held on 13 October, 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 no crimes had been recorded since the last meeting.

Cllr Jones informed the Parish Council that oil had been poured over the paintwork of a car in the village, which had been recorded as an 'incident' rather than as a 'crime'. Cllr Jones undertook to raise the matter with the Police.

(b) Village Hall Management Committee

The Parish Council received a report, which had been circulated previously, from Cllr Williams regarding the last meeting of the VHMC held on 26 October, 2015.

The Parish Council noted the report.

(c) Village Keeper/Dog Warden

The Parish Council received the Village Keeper's report, which had been

circulated previously.

Cllr Jones indicated that he would update the Parish Council on the Village Keeper's activities at each meeting, rather than ask Mr Smith to submit a report.

The Parish Council noted the Village Keeper's report.

(d) **Clerk**

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

The Clerk informed the Parish Council that he had been contacted earlier that day by NKDC regarding dog warden training for the Village Keeper. Cllr Jones agreed to liaise with Mr Smith regarding his attendance on the course.

(e) **District Councillor R Kendrick**

Cllr Kendrick updated the Parish Council on developments in the District. The Government was proposing the increased devolution of funding and decision-making to local authorities nationally, and the Lincolnshire authorities would respond collectively to it. A summary of Cllr Kendrick's views on the matter would be published in the MACLA magazine.

(f) **County Councillor M Overton**

Cllr Overton updated the Parish Council about the anticipated 2016/17 budget cuts at LCC. She also emphasised the importance of villagers responding to the Local Plan consultation.

5 NOCTON AND POTTERHANWORTH NEIGHBOURHOOD PLAN

The Parish Council received a verbal report from Cllr Murray outlining the response to the first Neighbourhood Plan questionnaire. An excellent response rate of 38% in Nocton and 48% in Potterhanworth meant that the first draft of the plan could properly reflect the views of residents across the two villages.

The Parish Council noted that the Steering Group would meet within the next week to consider the first draft of the Plan. The Plan would reflect parishioners' views and provide a broad context for further public discussion and consultation before Christmas. A more detailed plan would then be produced early in the New Year.

The Parish Council noted the position.

6 CENTRAL LINCOLNSHIRE LOCAL PLAN

The Parish Council agreed a suggested response, which had been circulated previously, to the consultation on the Local Plan as appended to the Minutes of this meeting.

7 NOCTON HALL – SITE SECURITY

The Parish Council received a verbal report from Cllr Jones regarding possible measures to improve security at the Nocton Hall site. Cllr Jones reminded the Parish Council that together with Cllrs Kay and Murray, he had met representatives of LEDA Properties to discuss the proposals. LEDA Properties was proposing to install a barrier beyond the Nursing Home, and to erect more secure fencing around the Hall itself to provide a secure 'masonry drop' zone. Signs stating 'Private Land – No Access Without Permission' would also be provided.

The Parish Council noted that villagers would still be welcome to access the Hall grounds, and indicated its broad support for the proposals. Cllr Jones undertook to follow up on the proposals with LEDA Properties.

8 NOCTON YOUTH CLUB

The Parish Council received a verbal report from Cllr Murray about the Youth Club.

The Parish Council noted that it was hoped that the Youth Club would recommence on 12 November, 2015 following the school holiday break. The proposed appointment of the Youth Worker would be considered elsewhere on the agenda.

9 VILLGE HALL REFURBISHMENT

The Parish Council considered a report from Cllr Williams, which had been circulated previously, regarding the current position of the Village Hall refurbishment and next steps, together with a proposed Architect's Brief.

The Parish Council noted that that it was anticipated that obtaining planning permission and funding for the refurbishment would take up to one year prior to the demolition of the existing building. On that basis, the Parish Council requested the VHMC to take provisional bookings only after 30 June, 2016.

The Parish Council:

- (a) approved the Architect's Brief, subject to it being amended to make clear that the Architect would be required to take design leadership and to manage the construction process, including obtaining quotes for each stage.

- (b) authorised the Clerk, in consultation with the Chair of the Parish Council and the Chair of the Village Hall Refurbishment Project Team, to take whatever action is necessary to progress this project, other than committing expenditure without the prior approval of the Parish Council.

10 **VILLAGE NEWSLETTER**

The Parish Council considered further the proposal to publish a Village Newsletter.

The Chair informed the Parish Council that the Nocton 200 Club Promoter had agreed in principle to fund the newsletter printing costs for six months in the first instance. A monthly diary of events in Nocton, Dunston and Potterhanworth, with a link to the Newsletter, could be published on the Parish Council website as well.

The Parish Council agreed to consider the publication of the Newsletter again at its next meeting.

11 **COMMUNITY PUBLIC ACCESS DEFIBRILLATOR**

The Chair informed the Parish Council that he had recently received an email from the Treasurer of the MACLA Community Association in which it was proposed that the Association would provide a defibrillator for the village free of charge. The email was set out in full on the agenda.

It was proposed that the defibrillator would be installed in a self-contained yellow box on an external wall of the Village Hall. Training for volunteers in its use would also be provided.

The Parish Council accepted gratefully the offer for the provision of a defibrillator outside the Village Hall, and agreed to consider the provision of a second defibrillator at Nocton Park at a future meeting. The Chair agreed to inform the MACLA Community Association Treasurer accordingly.

12 **PLANNING APPLICATIONS AND ISSUES**

The Parish Council considered the following planning application:

- (a) *Embsay Cottage, Main Street, Nocton (Resubmission of 15/0412/HOUS)*

The Parish Council agreed not to comment on this application.

- (b) *Notification of Intended Works to Trees within a Conservation Area
4 Wrays Yard, School Road, Nocton, LN4 2BJ*

The Parish Council agreed not to comment on this application, other than to indicate that the proposed work was in fact at 2 Wrays Yard.

- (c) *Notification of Intended Works to Trees within a Conservation Area*
Description: Fell all trees not protected by TPO
Location: Nocton Hall, Nocton, Lincoln.

The Parish Council agreed to suggest that additional information regarding the location of trees protected by a TPO was required before a decision on the proposal was made.

(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).

13 **PROGRESS REPORTS OF PARISH COUNCILLORS**

The Parish Council noted a progress report from Cllr Kania, which had been circulated previously.

Cllr Faulkner informed the Parish Council that building work in the Wegberg Road area of Nocton Park had commenced.

Cllr Jones updated the Parish Council on the recent Crime and Community Policing Panel meeting which had been held in the Village Hall. Cllr Jones passed on the Panel's thanks to the Parish Council for meeting the Hall hire costs.

The Speed Indicator Device (SID) was currently located in Metheringham, and it would be deployed in Dunston during December. The Parish Council agreed that the SID could potentially be deployed on the B1188 as well in future.

The Parish Council also noted that the Village Green and Bridlepath Bench plaques had been put in place.

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

- (a) The Parish Council noted that its next meeting would be held on Tuesday, 8 December, 2015 at 7.00 pm. It was agreed that in accordance with past practice, the usual festive refreshments of wine and mince pies would be provided prior to the start of the meeting.
- (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.

In response to a question about the refurbishment of the Village Hall, Cllr Williams confirmed that the design of the building would be in keeping with its location in the conservation area.

15 **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.

16 **NOCTON YOUTH WORKER**

In confidential session, the Parish Council confirmed the appointment of Mr Spencer Watkins to the post of Nocton Youth Worker, on the terms outlined at the meeting.

(The meeting ended at 9.40 pm)

CHAIR