

REMPSTONE PARISH COUNCIL

MINUTES of the PARISH COUNCIL MEETING held in the Village Hall at 7.30 pm on Monday 7th September, 2009

Present: Mr D M Walker (in the Chair) Mrs A Lovett
Mr R Beeby Mr D Bunker
Mrs J Taylor Mr J Santoro

In attendance: Mrs J M Walker (Clerk to the Parish Council)

Also present were County Cllr. Mrs L Sykes and five members of the Public

1. **Apologies** were received from Cllr. P Barker and Mrs B Mee.
2. **Minutes of Meeting held on Monday 13th July 2009 and Minutes of Planning Meetings held on Monday 27th July 2009 and Monday 10th August 2009** were accepted, approved and signed by the Chairman as a true and correct record. Proposed by Cllr. Mrs J Taylor and seconded by Cllr. R Beeby.

3. **Chairman's Review**
The Old Wall

We are still awaiting a maintenance visit. The Project Manager and Highways Department are pursuing Landscape Services.

Traffic Lights and Pavement Improvements

We need to be specific to Highways South about our perceived dangers at the crossroads other than that of the pavement extending into the carriageway. This to be a main agenda item for the next meeting and meanwhile would Councillors please give the matter some thought.

New Bus Service

The X9 service between Loughborough and Nottingham operated by Premiere Travel is working well and with much improved time keeping partly due to the new truncated route. The evening Veolia/Dunn Line service via the local villages is not attracting much business.

Water Pressure

Experiences on both Main Street and Wysall Lane suggest that mains water pressure is probably not as good as it could be. Would Councillors talk around for the next meeting to understand if we have an issue.

Mains Sewage

We need to understand from residents if we have a major problem following visible signs of leakage from the main sewer at the crossroads. If we have proven evidence we would need to contact the Environment Agency.

Doggy Bin

This is to be on the next agenda. It would seem that we require a further Doggy Bin in the village centre and that although we have discussed this issue before when a suitable location could not be identified this issue must be revisited.

4. **Open Discussion Time**

Referring to Planning Applications the Chairman reiterated that all the documents received by the Clerk are public documents and by arrangement with either him or the Clerk these could be viewed. It would seem that some plan details that are downloaded and printed from the Rushcliffe website are too small to be understood clearly.

Mr S Platt, 43 Main Street, neighbour to Mr J Craven, 45 Main Street whose planning application was shortly to be considered by the Council, spoke regarding this application. He referred to a letter of objection that he had sent to Rushcliffe Borough Council and had copied to all the Councillors. He said that he had no personal quarrel with the applicant and that it would not affect their future relationship whatever the outcome but that they did strongly object to the application. He then referred to the five points that were detailed in the letter.

- The sheer size of the extension as it would more than double the size of the existing house and he queried if this was over development.
- Privacy. The windows on the side should be made of obscure glass or be removed and replaced with the use of Velux roof lighting.
- His garden is private and not overlooked but if the extension is granted the rear will tower over the rear and side of his garden.

- With the extension the property will come within three metres of their own and will alter the whole balance of the original property and change its character.
- He doubted if it would be possible to build the extension without access to their driveway due to the proximity of the extension stopping within 0.7 metres of their land.

He concluded by pointing out that he would reserve their position if some point of law or boundary dispute should arise.

5. Planning Issues, including

- (b) 09/00999/FUL V Parker, Pear Bank, Ashby Road, Rempstone, Loughborough Leics. LE12 6RG. Install 14 30 tube solar hot water panels on 45 degree frames on swimming pool roof. **Permission Granted.**
- (c) 09/01189/FUL and 09/01190/LBC Dr R Humphries, Gardeners Cottage, Ashby Road, Rempstone, Loughborough, Leicestershire. LE12 6RG. Chimney to summer house for wood burning stove. **Permission Granted.**
- (d) 09/01194/OUT Mr B Burton, Land Adjoining The Old Engine Yard, Wymeswold Road, Rempstone, Loughborough, Leicestershire. LE12 6RN. Residential development. As the Refusal Letter had been received just prior to the meeting the Clerk read it out and the reasons for it as declared by RBC. Once again the lack of consistency by RBC was brought into question and the Chairman explained that due to recent circumstances he had delayed writing to Rushcliffe about this issue as it was raised particularly by the Councillors after consideration of Mr Dalton's planning application. **Permission Refused.**
- (e) 09/01285/VAR Dr R Lea, 16 Dales Close, Rempstone, Loughborough, Leics. LE12 6RD. Vary Condition 9 of planning permission 00/00710/FUL to permit incorporation of planting belt into private garden. For the benefit of the Councillors the Clerk read out the return submitted. **Awaiting Decision.**
- (f) 09/01506/FUL Mr J Craven, The Old Coach House, 45 Main Street, Rempstone, Loughborough, Leics. LE12 6RJ. Two storey side and rear extension. Cllr. R Beeby declared an interest in this item as he was the owner of the adjoining property and he took no part in the discussions.

The Councillors discussed the application as follows:

- It was commendable that Mr Platt and Mr Craven were agreed to resolve their differences in an amicable way but it was a pity that they did not consult each other before the application was placed with Rushcliffe.
- The property would be reasonably agreeable from the front but was very close in proximity to the neighbour from the point of maintenance.
- The privacy issue is key and the overlooking windows need to be dealt with.
- The laws of trespass are such that you are not able to go onto someone's land but that 0.7 of a metre does enable overhand building work to be done together with a foundation and this is not a problem.
- Although it would be a slow process the elevation could be presented to give a good finish for the benefit of the neighbours.
- Most felt this would not cause the property to be over developed as the plot is big enough to take a property of this size though it would become a major development. Any application would change the look of a property and originally there were three properties here.
- Concern was expressed at the plot ratio but some local authorities would not have a problem with this.
- Reference was made to the earlier application that had included a garage and would definitely have caused over development but this had been withdrawn because of the neighbour's worries. On the application forms the box had not been ticked that referred to consultation with Rushcliffe Borough Council.

A vote was taken with four Councillors in favour and one against. Agreed to respond as a do not object with observations regarding the windows, the use of suitable materials to match up to the existing property and the 0.7m gap that should be seen as a very minimum dimension.

- (g) Rushcliffe Development Framework. Rempstone Parish Council response. The Clerk to circulate Councillors with the reply.

6. New Village Hall – project update

The Chairman reported that they were now ninety per cent through preparing the tender documents and that subject to agreement with the Village Hall Committee they were ready to go to tender. He said there was a meeting next week with the Project Manager. On the finance side there is some difficulty as we are still £87,000 short to reach the financial target. We had hoped that Cemex, who are working in the village, would help us but they have £60,000 to issue and £1,000,000 worth of applications. We have submitted an application to Veolia but whatever we get from them means we cannot start until we have the money that will be in January. The Big Lottery Fund want us to start in November. There have been no real setbacks apart from the neighbour issues and third party wall agreement. Residents would like to see an update that explains everything to them as many are asking about the allocation of the money and would like to have a better understanding of what has been happening. It was agreed to produce a leaflet that could go on the website, notice boards and perhaps be circulated with the next agenda.

7. Traffic Speeding

The Chairman said there was not much to report. He had enquired from Leicestershire, as agreed, but although they have a mobile transportable unit, it has to be paid for and ultimately there have to be fatalities, as in Nottinghamshire, before anything will be done. He explained that we were still waiting for Kelly Warwick, Nottinghamshire Police, who was undergoing training with a speed gun to get back to us with an update and that we would follow this up for the next meeting.

8. Finance

- (a) The Bank Reconciliation for the quarter 1st April to 30th June 2009 was tabled and accepted.
- (b) Payment of Cheques
 - (i) 404 for £1,679.00 to GeoDyne for Site Investigation Works for Village Hall.
 - (ii) 405 for £1,207.50 to GNA (Geoffrey Nicholls Associates) for Building Owners Survey Work for 3rd Party Wall on Village Hall.
 - (iii) 406 for £2,645.00 to CJR (Midlands) Ltd for Acoustic Consultancy for Village Hall.
 - (iv) 407 for £1,438.00 to Ainsley-Stokes, Chartered Building Surveyors, for 3rd Party Wall representation at 39 Main Street in connection with new village hall.
 - (v) 408 for £5,819.00 to GNA, Project Managers for 1st Stage Payment for Village Hall.
 - (vi) 409 for £2,875.00 to Collinshallgreen, Structural & Civil Engineers, for 1st Stage Payment for Village Hall.
 - (vii) 410 for £100.00 to Neonatal Unit, Nottingham University Hospitals Trust for Mayor's Charity Appeal.
 - (viii) 411 for £155.25 to Clement Keys for Annual Audit for the year ended 31st March 2009.
 - (viii) Cheque for £12,789.00 received from Big Lottery Fund for invoices as at 8(b)(i) to (v) inclusive. Cheque No. 409 for £2,875.00 has been settled out of the Parish Council current account and will be reimbursed from the Big Lottery Fund.

9. Correspondence

A letter had been received from East Leake Parish Council regarding the East Leake Health Centre that was felt to be no longer fit for purpose. Cllr. J Santoro offered to attend an initial meeting at the East Leake Parish Office on Tuesday 15th September at 9.30 am.

10. Any Other Business

Comments were received about the red Capri that had been standing in the slip road and pavement for some time now but the Chairman said the Police were aware of it.

11. Date of Next Meeting: Monday 9th November 2009 at 7.30 pm.

There being no further business the Chairman thanked everyone for attending and for their contribution to the proceedings and the meeting closed at 9.15 pm.

Signed: _____

Date: _____

