

GRETTON PARISH COUNCIL

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Minutes of the Meeting of Gretton Parish Council held on Monday 8th

January 2024 at 7.30pm at Gretton Village Hall,

61 Kirby Road, Gretton NN17 3DB

Present: Cllrs Lilley, Fox, Husk, Nicholls, Wright, Newby, Blamire, Thompson, The Clerk (C Watts) and Trevor Smith.

- 24/006** **To receive and approve apologies for absence.**
Cllr Smith
RESOLVED: Approved
- 24/007** **To receive declarations of interest under the Council's Code of Conduct related to business on the agenda.**
There were no declarations of interest.
RESOLVED: Approved
- 24/008** **To receive and approve for signature the minutes of the December meeting held on 11 December 2023**
Minutes carried forward to next meeting with one amendment to be made in relation to description of Sewage works to say Recreation ground and not GSSC
RESOLVED: Noted
- 24/009** **Open Forum**
Mark Ferguson is in attendance to discuss a planning application later in the meeting
RESOLVED: Approved
- 24/010** **To receive a report from Corby Rural Division, North Northamptonshire Council**
No report received.
RESOLVED: Noted
- 24/011** **To receive a report from the Police.**
No report received and PC Wilson was not in attendance.
It was shared by Trevor Smith that PC Wilson has been poorly and that he has returned to work on light duties.
RESOLVED: Noted.
- 24/012** **To receive a report from the Police Liaison Representative and Gretton Neighbourhood Watch Co-ordinator**
At the meeting Trevor reported that there was an abandoned vehicle on Kirby Road. This was reported and moved. A quiet New Year's Eve in the village with no incidents reported.
RESOLVED: Approved.
- 24/013** **To receive a report from the Safer Corby Team**
No report received.
RESOLVED: Noted.

24/014

To receive a report from the following Working Groups:

24/14a Neighbourhood Plan and Local Plan matters – Cllr. Lilley

Before the meeting Cllr Lilley reported on:

Neighbourhood plan - no update

Pick's Playing Field: orders have been placed for the Forest School Equipment. Orders for the components for Douglas Hall to make the new noticeboard are in progress. Hedges have been cut back on one side and the back of the field; the third side will be cut back soon. Overwrought Iron are preparing the new gate post/sign and it should be installed by the end of January.

Road Safety: have given feedback to Cllr Thompson for the grant application. Four advisory 20mph signs are being delivered and will be erected around the school area. NNC Safer Communities team have offered us a free TVAS unit.

RESOLVED: Approved

24/014b Communications including website, newsletters, press and blog – Cllr. Smith

Before the meeting Cllr Smith reported on:

Next edition of Gretton Life will be issued towards the end of February.

RESOLVED: Approved

24/014c Highways Working Group – Cllr. Thompson

Before the meeting Cllr Thompson reported on:

Steve Gray has received 4x 20 mph advisory signs via Sarah Barnwell, to be erected at locations TBC.

*2 signs to be erected around the school and the other 2 at other points in the village.
Signs to be rotated every 16 weeks*

An offer of an additional TVAS has been accepted from the Safer roads team, location TBC.

Please see below our response to Kier group, regarding the parking restriction review for councillors' approval.

The PC support the following areas proposed to install waiting restrictions as follows, Kirby road at the junction with School road, (as per drawing below) this was noted on our traffic survey to be a problem area, especially during school pick up and drop off times with cars causing obstructions.

Equally opposite the junction in front of the old schoolhouse where it would benefit from yellow lines being extended up to the recreation ground drive entrance.

Also extend the yellow lines at the Corby Road junction to allow larger vehicles access into Kirby Road without damaging the opposite side of the road walling and fence. (as per drawing).

High Street on the corner leading to the Baptist church, it was noted in the survey that this would benefit from a waiting restriction in the form of double yellow lines, but on reflection we think that this may allow traffic to travel faster around what is a relatively blind corner and creating a different and more dangerous problem?

Therefore we would like to omit this proposal from your list please.

Cllr Lilley raised that we have received an email from Highways in relation to a 30 mph speed limit being proposed on Lyddington road. Cllr Thompson to prepare a response asking for this to be a 40mph buffer and then down to 30mph on Lyddington Road, down to Rockingham Road and Harringworth Road One TVAS has been offered to Gretton from the Safer Corby Team. Steve Gray to put himself forward for the training to enable him to upload the data. The Pole on Harringworth Road to be checked for size by Cllr Thompson. The Clerk to contact Suzanne (Safer Corby Team) for advice on the Licence to clarify if additional licence is needed.

The grant application now only needs to be for one TVAS. Cllr Thompson to follow up on this.

Cllr Thompson to ask Suzanne for an update on the Horse Signs that were requested.

RESOLVED: Approved

24/014d Community –buses, doctors’ surgery, school liaison – Cllr.Husk

Before the meeting Cllr Husk reported on:

School – Nothing to report.

Doctor's Surgery - Nothing to report.

Bus - Will be attending a Welland Wanderer Bus meeting on Wed 10 Jan for further discussions on the bus services.

RESOLVED: Approved

24/014e Environment –trees, Pocket Park, litter collecting groups-Cllr.Newby

Cllr Newby reported before the meeting:

Environment –

I have asked for a copy of the listed TPO's.

Within a conservation area, the council has extra controls over a number of factors including the protection of trees. In certain situations, a TPO may be placed on a tree within a conservation area to prevent works being carried out.

I feel this needs clarification

Hedgecutting

Roadside vegetation

Definitive map now a requirement.

Clinkers NOT cut?? Verges an Vegetation NOT cut

Lower Church Yard hedge To Be Cut by Council [See Correspondence]

Rockingham Forest Vision

Nothing to report due to illness and Meetings.

Tree Hubs For Discussion

River Wardens Mercian Rivers Trust

No activity due to water levels

Flooding

Parish Council to make representations to relevant parties?

The maintenance of rivers, streams and ditches is usually the responsibility of the

“Riparian Landowners” who own land on either bank. If you are such a

landowner you will have both rights and responsibilities associated with the ditches,

or other watercourses, flowing through or adjacent to your property.

///usages.gurgling.slipping ///hills.blissful.cones

<https://www.floodtoolkit.com/pdfs/9%20Roles%20and%20Responsibilities%20for%20Highways/9.Roles-and-responsibilities-for-highways.pdf>

Who is responsible for culverts under roads?

Responsibility for the maintenance of any culverted watercourse usually lies with the 'riparian owner' (see leaflet 15 of this series for more details on this subject). However, some culverts under roads may be the responsibility of the relevant Highway Authority, or other body, for historic reasons.

Picks Playing Field See Committee report

The Pocket Park –

Fallen Branch was NOT identified on recent Survey

Investigating Quotes for Walling / Gate repairs

Pocket Plum Disease & Japanese Knotweed Ongoing

Fly Tipping – AS BEFORE;- sites partially cleared, 8+ sites remain

Fly tipping on private land is an issue as this is often moved or Burnt

It is noted that suggestions to close gates have been ignored

Parish Path Warden –

I have made an enquiry concerning the Hedgerow on Clinkers No Reply

No recent maintenance

Welland Valley Partnership

Gretton Brook Road NO RESPONSE FROM NNC

Questions; -

Potholes

Flooding

The maintenance of rivers, streams and ditches is usually the responsibility of the “Riparian Landowners” who own land on either bank. If you are such a landowner you will have both rights and responsibilities associated with the ditches, or other watercourses, flowing through or adjacent to your property
The recent flooding at sheep dip corner was raised and the clerk will contact Highways as a road safety issue for them to investigate if the drainage that has been put in place is effective.

RESOLVED: Approved

24/014f Recreation ground – Cllr.Fox

No report received.

Cllr Fox shared at the meeting that the signs have now been erected at the skatepark and gym. Cllr Fox and S Ellis met with the Maintenance company who has walked them through what is required to look after the gym.

Cllr Lilley asked about the back filling of the skatepark. Cllr Fox shared this is on the agenda for the next Recreation Ground meeting. Plans have been discussed for the landscaping but conditions not suitable at present to start.

Cllr Wright has fixed the manhole covers.

A Bench that has been temporarily removed and is being stored at Cllr Thompson's. The Recreation Ground Committee to discuss a new location.

RESOLVED: Approved

24/014g Village Hall – Cllr.Smith

Cllr Smith did not attend the Village Hall meeting

RESOLVED: Approved

24/014h Sports and Social Club – Cllr.Nicholls

Before the meeting Cllr Nicholls reported on:

We are closed until the 13th January.

We will then be open Friday through till Monday for at least January and potentially February too.

We will also open on a Wednesday when we have Skittles at home.

This allows us to maximise the shifts that we have people in and reduce costs over the quiet winter months.

It also keeps both skittles and bingo at the club for the groups that have supported us in 2023.

RESOLVED: Approved

24/014i Youth Council – Cllr.Blamire

No Report received

nothing to report.

RESOLVED: Approved

24/015

Planning Applications received:

NC/23/00473/LBC

Install stairs in modern extension, The Windhovers 22 Station Road Gretton NN17 3BU

RESOLVED Approved-Voted all in favour

NC/23/00495/COU

Change of use from Offices (B1) to dwelling house (C3)(Buckworth Barn) 74 High Street Gretton NN17 3DF

Mark Ferguson has attended the meeting as Terry Forsey's representative.

He shared he was not involved in the first application but has been asked to help with the resubmission of the current one. His understanding from Corby Council that the first was refused due to the Gretton Neighbourhood Plan's view of Policy BE1 as a strong presumption of loss of commercial premises.

He raised 4 policies he thought were relevant to the discussion,

- *Boost Housing in the village*
- *Identify demographic requiring houses*
- *Produce Suitable Houses ie: 1&2 Bed*
- *High Quality keeping design*

He shared that he felt these policies should be taken into consideration and needed to be brought to the Cllr's attention.

Cllr Lilley thanked Mr Ferguson and shared that this is the third time this application has been applied for. The first application was refused as the property was not made available for market for the first 6 months as is the Parish Council's requirement.

The second application was discussed that it was needed for a carer but when

application was submitted the application was for a 2 bed family home and no mention of a carer. It was also shared that the property Buckworth Barn is under a different land registry title.

Cllr Lilley shared it was not clear what the objective to this planning application is. If it is for a carer the application is sympathetically received. If the purpose is to sell the property, which citing the additional policies raised by Mark Ferguson suggests that it is going to be put on the market, then this is a different issue. This also raises the question with it being a different name on the land registry title what are the parking accommodations and right of way. These points have not been raised on the planning application.

Cllr Lilley raised that the property was a business and as per the neighbourhood plan it has not conformed to policy BE1. The owner applied for listed building consent when the business transferred out not aware that planning permission was also needed to change the property to a dwelling.

Parking options and access were discussed.

Cllr Fox raised that this is the third time the application has been submitted and due to the property never being offered to market NNC and Gretton Parish Council will always see the policy BE1 being the overriding factor

Cllr Fox raised the point that nothing new has been entered since the first application and that as a village we are trying to create a sustainable community our policy is to provide/retain employment. He felt that there had not been any evidence brought forward that the applicant has supported the policy.

The point was raised that when the business left the premises nobody was given the opportunity to use this office space as it was turned into a house. Under the policy of the neighbourhood plan if it had been advertised as an office space and there had been no interest after 6 months a planning application would have been approved to turn the premises into a dwelling.

The point was raised that the decision was taken by the applicant not to conform with the requirements of our neighbourhood plan, and we have to think about precedent being set.

Mark Ferguson asked why one policy was more important than the four he raised?

The chair shared that it was not more important but it was applicable.

It was raised that although it is currently a 2 bedroom house it does not have planning permission so therefore it is classed as office space.

Cllr Lilley thanked Mark Ferguson for his time.

RESOLVED: Voted 6 Objections 1 Support

NE/23/01250/FUL

Proposal Erection of Offices photo and wash bays, motorcycle storage vehicle repairs and further ancillary items

Location Rockingham Motor Speedway

Cllr Lilley and the Clerk could not access the site. The clerk has contacted the Planning officer for guidance and an extension to enable the Parish Council to discuss/comment on and vote by email.

RESOLVED: Noted

24/016

To receive Finance Statements for September and October showing invoices paid and received

Small amendments required; will be carried forward to the next meeting.

RESOLVED: Noted

24/017 **To discuss Budget and Precept for 2024/25 for approval for submission by the clerk**

The budget was discussed at the last meeting and in principle approved. To be formally voted for at this meeting

RESOLVED: Approved Voted- All in favour

24/018 **To receive a report on any correspondence received since the previous meeting.**

Correspondence was received from NNC informing the Parish Council that the Mowing and hedge cutting contract will not be renewed after 31st March 2024. The Clerk to contact NNC for the latest Mowing map and this to be the basis used to update and prepare a new map for it to be used to put out to tender for a new contractor to be found.

The Clerk has been asked to find out the costs of the licence and erection of the Pole for the TVAS already in the village on Corby Road. (Mick Cannon)

The Clerk to find out if more than one or more licence is required for more than one TVAS.

Cllr Lilley has asked Cllr Thompson to arrange for report/updates once a quarter on the TVAS it will help the funding application for traffic management.

RESOLVED: Approved

24/019 **Councillor questions**

Cllr Wright raised the issue of the fence at the surgery being damaged. Cllr Husk to raise it with the surgery for them to raise with their maintenance team.

RESOLVED: Approved

24/020 **Date of Next Meeting**

12th February 2024

RESOLVED: Approved

24/021 **Close**

8.40pm

RESOLVED: Approved

Signed Cllr Lilley:

Date