

# *Over Parish Council*

**Minutes of a Meeting of Over Parish Council held on 12<sup>th</sup> September 2017**

## **PRESENT**

Chair: Mr G Twiss

Councillors : Mr T Sutton, Mrs P Scrivener, Mr S Couper, Mr B Burling, Mrs J Davies, Mr S Friend, Mr R Robinson and Mr B Sutton.

Clerk : Mrs L Poulter

### In attendance

Parishioners : David Mead and colleagues from Planning and architecture were in attendance.

County Councillor: None

District Councillors: Cllr Burling

## **Item**

### **1 TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE**

Received from Cllr Hudson, Mr Lewis, Mr Fenn

### **2 TO RECEIVE DECLARATIONS OF INTEREST & REQUESTS FOR DISPENSATIONS**

Steve Couper in relation to any discussions which may involve the Over Day Centre.

### **3 PUBLIC PARTICIPATION**

David Mead was invited to address the Meeting. He gave a brief update on the situation in relation to the potential development off the Doles/New Road. Pre-application discussions have been entered into with the District Council who had responded positively. The current focus is around the existing facilities and research is being conducted into improving community access to pitch provisions and changing facilities. Mr Twiss noted that a statement had been made which set out the fact that no interest in acquiring the land designated as recreation land had been expressed from the Parish Council but this was not, in fact, the case and actually an approach had been made in 2009/10 where the Council had offered a sum to the landowners for the purchase of the land. He also noted that the District Council had conducted a survey in 2013 which showed Over to be significantly underprovided in the area of recreation land, and in the light of the large developments now being perused this would only serve to make this inadequacy even more pronounced. Mr Mead stated that he had originally offered a 50:50 split of the land between housing and recreation space and this was still an option however if the housing area were to be reduced it would not be viable to offer space on the site for a Co-op. Mr Burling asked if it would be possible for an approach to be made to Kodiak Land who are looking to develop the adjacent land to see if together they could come up with a development which would better serve the Village as a whole, Mr Mead agreed to approach Kodiak. It was also noted that there may be other groups with an interest in the site, one of which would be archaeological, as part of the land is ridge and furrow. The Chairman thanked Mr Mead and his colleagues who then left the meeting.

### **4 TO SIGN AND APPROVE MINUTES OF MEETING HELD ON 1<sup>st</sup> AUGUST 2017**

Duly signed.

### **5 VILLAGE MATTERS**

**5.1 To receive update relating to the Green and Village issues.** Mr Bridgman had provided an update of the current matters and this had been circulated to Councillors prior to the meeting. His points were noted and the Clerk will contact him to ask him if he can contact Mr Carman to see if he would be able to repair the fence at the Play area at the Recreation Ground, she will also ask him to go ahead with the repair of the Pavilion toilets and ask if he would be able to remove the bench on the Green which needs repair and deliver this to Keith Collier. Mr Burling had been in contact with the District Council who have agreed to undertake the emptying of the bins at Overcote. Mr Bridgman has also asked for copies of letters for all residents abutting the Green to advise them of the imminent cutting here, we will print these off and he will deliver them. Comments were made in relation to the signage at Church End Pond site, it looks like the sign here could be better placed and we will ask Mr Bridgman if he could look at this.

**5.2 Pavilion roof repairs-on hold**

**5.3 Cricket Club-**Have asked for our permission to apply for funding to refurbish the kitchen in the Pavilion, this was agreed.

### **6 MATTERS OF INTEREST FROM COUNTY AND DISTRICT COUNCILLORS**

**6.1 County Council-** Cllr Hudson's update had been circulated to Councillors.

**6.2 District Council-**Cllr Burling reported that the Community Chest funding is still available, Mrs Scrivener has already added this to the Over News submission for the month.

**6.3 PCSO-**Nothing to report.

### **7 APPROVAL OF PAYMENTS**

**7.1 To approve payment of outstanding accounts**

**It was proposed, seconded and carried unanimously to approve the invoices and cheques as listed:**

Clerk's Salary-August	584.48
-September	584.48
D Bridgman-July and August	1,404.13
R Fenwick-Grass cutting at Overcote	50.00
A Beavis-Litter picking at the skate park	39.38
PKF Littlejohn-External audit	360.00
E-On-Pavilion electricity	54.98

**7.2 Receipts-**None received

**7.3 Audit Report-**The Clerk explained that the external audit report had been received between the publication of the agenda and the meeting. As expected, due to the fact that the financial regulation review was not carried out until after 31<sup>st</sup> March 2017, the Audit report has been qualified.

**8 PRESENTATION RELATING TO POTENTIAL DEVELOPMENT ON LAND ADJACENT TO THE RECREATION AREA**

Kodiak Land had not been able to be present at the meeting so this will be held over. The possibility of a compulsory purchase order was discussed and this will be researched.

**9 VILLAGE WISHLIST**

In conjunction with item 10 below this item will be held over pending the outcome of the ad-hoc working group.

**10 DISCUSSION IN RELATION TO POSSIBLE S106 PROJECTS ALONG WITH REQUEST FOR REPAYMENT OF S106 DUE TO DEVELOPMENT NOT BEING UNDERTAKEN**

It was agreed this could not be tackled in detail in this meeting. In the meantime Mr Burling will contact Rebecca Ward and James Fisher at the District Council to explain the situation and give them an idea of our projects. We have received a request for repayment of S106 monies from a development in Fen End which was not undertaken, it was agreed this be repaid, the sum received was £3,617.42 and a cheque for this amount was drawn and signed.

**PLANNING**

**11.1 S/2864/17/FL-**Construction of access to development on land off Haden Way for Manor Farm Developments- plans lodged at Willingham Parish Council. No comments

**S/2833/17/FL-**Erection of two dwellings on land at Overcote Road for J Thoday Mr Robinson proposed “no objections”, seconded by Mr Twiss, 6 for, 3 abstentions including Mr Burling.

**S/2859/17/FL-**Side and front extensions at 4 Whines Lane for C Wheldon. Mr Twiss proposed “no objections”, seconded by Mr T Sutton, 8 for, Mr Burling abstaining,

**S/2577/17/FL-**Erection of residential development of 20 dwellings off Fen End for M Day. Following some discussion surrounding the highway safety implications of such a sizeable development on Fen End and the crossroads at the Green and the impact of waste water on Dockerill Brook which is already in need of de-silting. Mrs Davies suggested we seek to appoint an independent consultant to give an opinion on the highway implications. Mr Twiss proposed “Refusal” on the grounds of our being sufficiently concerned over the traffic implications of such a development that we would like to commission an independent assessment of the highways implications, seconded by Mr B Sutton, 7 for, 2 abstentions including Mr Burling. Mr B Sutton also proposed we request this application be referred to the planning committee and that Mr Twiss be appointed to speak at any such meeting on behalf of the Parish Council, seconded by Mr Robinson, 7 for, 2 abstentions including Mr Burling.

**S/2341/17/FL-**Amendments to application for erection of dwelling at 16 Mill Road for Mr Corney. Mr Twiss proposed “refusal” on the previously stated grounds in relation to this application, seconded by Mr Friend, 7 for, 2 abstentions including Mr Burling.

**For information only-S/2908/17/DC-**discharge of condition 2 at 59 High Street, **S/2341/17/FL-**Amendment to plan in relation to visibility splays at 16 Mill Road, **S/0726/17/FL-**Revision of elevations to barn conversion at Ivy House, Fen End, **S/0490/17/FL-**new shadow diagrams at 5A LowburyHolme Road, amendments to application for 26 dwellings off Mill Road for Camsure Homes.

**11.2 Permissions-** The District Council have granted permission for the conversion of barn at 12 Fen End to a dwelling, the erection of two bungalows to the rear of 36 & 38 The Lanes and a single storey extension at 31 Glover Street.

**11.3 Refusals-**The application to replace existing guttering with uPVC and minor repairs to soffit at 28 Hilton Street has been refused

**11.4 Appeals-**Erection of dwelling and access at 20 Mill Road for F Bates.

**12 REVIEW OF POSSIBLE FUNDING FOR COMMUNITY CENTRE PROJECTS**

The accounts for OCA and OCE had been received for the 2015 and 2016 year ends. It was noted that although the play equipment which had previously been included on OCA's fixed asset schedule had now been removed, the skate park is still listed on here, this is not correct and we will request this be removed. It was noted that the net worth of both organisations had fallen over the period for which the accounts had been received. It appears OCA have still not filed their accounts and annual return for 2016 and this is now well overdue, this is now being addressed. Mr Couper noted that the OCE accounts included a statement that “the accounts had been prepared on a going concern basis although this may not be appropriate” he was also concerned that OCE appeared to be indebted to OCA and he felt that perhaps the arrangement between OCA and OCE should be reviewed to address this. Mr Burling stated that the cashflow is now looking healthier but he felt that the Trustees should be looking at applying for grants rather than relying on public funds, at the last meeting he had also raised the issue of appointing an additional director and shareholder to OCE. It was agreed that we should pay suppliers directly rather than through the Charity. Mrs Davies left the meeting at 10pm

**13 NOTEWORTHY ISSUES ARISING FROM A STUDY OF THE PC MINUTES**

This will be held over.

**14 PARISH BOUNDARY**

Nothing to report however the Civic Affairs committee meeting is scheduled for 28<sup>th</sup> September.

**15 REGISTRATION OF LAND UNDER THE STEWARDSHIP OF THE PARISH**

We have now received the deeds to part of the Recreation Ground which had been held previously by Leeds Day. It was agreed that an ad-hoc working group should be set up to look at what sports provision might be accommodated on an enlarged Recreation Ground. Those to serve will be Mr Twiss, Mr Couper, Mr Friend, Mrs Scrivener and Mrs Davies

**16 VILLAGE BEACON**

This is in hand.

**17 ROAD SIGNS IN AND AROUND OVER FEN**

Mr Burling will draw up a possible list of signs and costs and has applied for a grant from the Community Chest fund.

**18 UPDATES FROM PC REPRESENTATIVES ON OTHER BODIES**

Nothing to report.

**19 OTHER CORRESPONDENCE**

We have received a letter of thanks from the Over Day Centre in relation to the recently paid grant.

**20 REQUESTS FOR AGENDA ITEMS FOR COMING MEETING**

Village Facility Improvements, Noteworthy issues arising from a study of the PC Minutes, Village Noticeboard

**Next meeting dates: Full Council – Tuesday 10<sup>th</sup> October 2017.**

The meeting closed at 10.10pm

Chairman