

**MINUTES OF THE MEETING OF REPTON PARISH COUNCIL HELD IN THE  
COMMUNITY ROOM, FISHER CLOSE, REPTON AT 7.30 P.M. ON  
MONDAY 10<sup>TH</sup> SEPTEMBER 2018**

**PRESENT:** Councillors Lloyd (Chairman), Thompson, Perks, Rainey, McGahan, Dickson, Sheldon, Steel and Thomas

**STAFF AND PUBLIC IN ATTENDANCE:** S Reilly (Clerk), District Councillor Smith and 1 member of the public.

**2572/18 APOLOGIES:** Councillors Skeith and McArdle, County Councillor Ford, District Councillor Stanton

**2573/18 DECLARATION OF INTERESTS**

Councillor Perks declared a personal interest in Repton Village Hall Proposal

**2574/18 APPROVAL OF MINUTES OF THE MEETING 9<sup>TH</sup> JULY 2018**  
**RESOLVED:** That they be signed as a true record.

**Standing Orders lifted for Public Speaking and Planning**

**2575/18 PUBLIC SPEAKING:**

The Bursar, Repton School, raised concerns regarding police vehicles speeding through Repton, highlighted by a road traffic accident the previous week. A police van had driven the wrong way around the Repton Cross Island and was hit by a car coming up Boot Hill. The driver was taken to hospital and the car was a right-off. The Bursar had written to the Police regarding this issue and would supply cctv footage and would also contact Martyn Ford. The Chairman said that the Parish Council would support Repton School in highlighting this issue. Councillor Sheldon informed the meeting that the Spar Shop was also to install cctv, which could assist in any future incidents. The Bursar also confirmed that the School was continuing to monitor and pursue action regarding the growth of the knotweed on Willington Road, which was encroaching on their land, it was hoped that this would be resolved without taking legal action.

**2576/18 PLANNING MATTERS**

**a) Planning Applications**

Out of consultation time:

- 9 2018 0684 – Relevant demolition consent for demolition of the existing glazed roof porch area, single storey lean-to and existing storage area, along with existing single storey out buildings at The Orchard, Repton School, Willington Road, Repton
- 9 2018 0821 – The erection of extension and alteration to 14 Burdett Way, Repton
- 9 2018 0788 – The erection of a detached 3 bedroomed property with associated parking at land adjacent to 21 Springfield Road, Repton
- 9 2018 0659 – The erection of a two storey extension and construction of a new garage with the addition of a bins store at The Orchard, Repton School, Willington Road, Repton
- 9 2018 0447 – Proposed extension and alteration to 18 Monsom Lane, Repton
- 9 2018 0370 – Listed building consent for the retention of a Sky dish at 2 Milton Grange, Main Street, Milton
- 9 2018 0819 – The retention of a satellite dish at 2 Milton Grange, Main Street, Milton
- 9 2018 0820 – The erection of extensions and alteration to 29 Chestnut Way, Repton
- 9 2019 0753 – The erection of extensions at 40 Askew Grove, Repton –**

**Resolved: The Parish Council submitted the following objections:**

**1 Height and materials**

**The NDP (post examination draft) policy H5 states:**

#### **POLICY H5: DESIGN OF NEW DEVELOPMENTS:**

Proposals for new housing must be of high quality and designed to reflect the character and distinctiveness of the villages of Repton and Milton. They must demonstrate how they meet the following:

- Reflect the design principles in the Village Design Statement.
- Identify with the local character to create a sense of place appropriate to the location.
- Consideration of context and character.
- Appropriateness of the building styles to the historic context as a listed building and/or within the Conservation Areas.

-Integration of new proposals into the village and landscape setting, including the provision of grass verges or open spaces, where appropriate.

The key issue is the adherence the design principles of the VDS, specifically: *Building Guidelines*

New developments and alterations should respect and enhance the character and form of their immediate environment and surroundings.

Large or tall buildings must be in balance with the surrounding area and not unduly dominate the nearby buildings.

Details of the buildings (materials, eaves, external doors porches, windows etc.) should complement those that create the distinctive character of the local area.

Brick detailing should be in balance with the surrounding buildings and area.

New developments should not exacerbate on street parking difficulties.

#### **2 Car parking for one car**

The NDP (post examination draft) policy H6 states:

#### **POLICY H6 DESIGN OF CAR PARKING:**

New housing and, where appropriate, extensions to existing properties, will include adequate car parking provision that minimises the visual impact on the buildings and landscape and adheres to the following principles:

- Provision to be in the form of a garage or parking space.
- If a garage is proposed it should be large enough to be useable with internal dimensions of a minimum of 6.5m x 3m.
- Garages designed to reflect the architectural style of the house.
- Minimise visual impact of frontage/street scene parking by landscaping that is an integral part of the overall landscaping of the development proposal.

Parking is a significant issue within the parish. There are recent examples where inadequate provision has led to on-road parking, causing distress, disruption and congestion. This should be avoided in future developments.

The way in which car parking is designed into new development will have a major effect on the quality of the development. Whilst it is desirable that a suitable amount of car parking is provided in relation to the size and scale of the development, it should be provided in a way that has minimal visual impact on the overall appearance of the development. The Neighbourhood Plan proposes that each new housing development must have off-road parking consistent with the size of accommodation, as defined by the number of bedrooms. Houses with up to 2 bedrooms should have at least 1 parking space, those with 3 to 5 bedrooms should provide at least 2 parking spaces and those with 6 or more bedrooms should provide at least 3 parking spaces.

**RESOLVED:** There would be no comments on the planning applications.

9 2017 0797 – Appeal – The erection of 3 detached 3-bedroomed dwellings with associated garages on land adjacent to 46 Main Street, Repton – previous representations will stand, further representations by 24.09.18

**RESOLVED:** The previous objections, raised by the Parish Council would stand and the comment that the Neighbourhood Development Plan had now been examined and was a material consideration would be added.

#### **b) Planning Decisions**

9 2018 0827 – The pruning of a bay tree at 62 Askew Grove, Repton – trees in conservation area notification withdrawn  
9 2018 0742 – The pruning of an elm tree at The Coach House, Well Lane, Repton – never validated, not pursued  
9 2018 0695 – Relevant demolition consent for demolition of 26 Burton Road, Repton – relevant demolition consent approved  
9 2018 0658 – The pruning and removal of trees at Llanwynderw, 68 High Street, Repton – no objection to works  
9 2018 0619 – The erection of a replacement dwelling, the change of use of agricultural land to additional residential garden, installation of drainage treatment plant and ground source heat pump along with associated works at Hill Top Farm, Burton Road, Repton – full permission granted  
9 2018 0582 – The erection of an extension at 54 Milton Road, Repton – householder permission granted  
9 2018 0561 – The erection of an extension at 34 Springfield Road, Repton – householder permission granted  
9 2018 0553 – Alterations to highway access and erection of storage shed and electrical switch room at the Repton School Sports Fields, Willington Road, Repton – full permission granted  
9 2018 1335 – The conversion of former pool and annexe building to erect an eco-friendly detached dwelling with associated garden, garaging, amenity space and private driveway at 75 Burton Road, Repton – full permission granted  
9 2018 0447 – Proposed extension and alterations and erection of a new boundary wall and gate to 18 Monsom Lane, Repton – householder permission granted

### **Standing Orders Resumed**

#### **2577/18 COUNTY, DISTRICT AND PARISH COUNCILLORS' REPORTS**

- a) District Councillor Smith reported that planning conditions had been imposed on the recent Monsom Lane application (9 2018 0447) and the Council would check on adherence to these requirements. District Councillor Smith also highlighted a free business planning workshop taking place on the 2<sup>nd</sup> of October at Melbourne Sports Park.
- b) Councillor Steel reported that, together with Councillor Skeith, the application for s106 funding was being completed. Councillor Steel had attended the Village Hall group meeting with Mike Armson and a report would follow.
- c) Councillor Dickson had received complaints regarding sewerage problems in the Burton Road area – smells and raw sewerage running down the road. Councillor Dickson had contacted Severn Trent Water and Heather Wheeler MP, on behalf of local residents, and Severn Trent had now installed a temporary chemical dosing system, with a permanent one being installed later in the year.
- d) Councillor McGahan had held a meeting with Bernard Sheridan and Mike Buckley (SDDC) and Woodgrow Horticultural regarding the extension to the Arboretum. The District Council had agreed to clear the outer corners to enable these areas to be utilised and they would produce a plan indicating which trees could be planted. They would also be responsible for the grass cutting. Once the design had been produced Councillor McGahan would consult with local residents.
- e) Councillor McGahan also again highlighted the overgrown Cinder Track, this had been reported by the Clerk, however no action had been taken. District Councillor Smith would now raise this issue on our behalf.

#### **2578/18 CLERK'S REPORT**

##### **a) Renewal of Electricity Contract – Broomhills Pavilion**

The electricity contract for Broomhills Pavilion was due for renewal and the Clerk had researched the market and obtained the best renewal quotation with British Gas. Councillors were informed of the rates quoted for a 1, 2 or 3 year contract.

**RESOLVED: The electricity contract for Broomhills Pavilion would be changed to British Gas and Councillors agreed to opt for a 3 year fixed contract.**

**b) Update – Bench Fisher Close**

Consultation had now taken place with the residents of Fisher Close regarding the location of a new bench, to be purchased by a local resident, in memory of her son. The bench would be sited at the top of the slope on Fisher Close, so that residents can use the seat whilst awaiting lifts and taxis.

**RESOLVED: The Clerk would check that the purchaser was agreeable to the proposed location and then proceed; the Parish Council would pay the installation costs.**

**c) Update – Lamppost Footpath 27**

The Clerk had contacted DCC regarding a new lamppost on Footpath 27 and consultation had taken place with local residents. The estimated installation cost would be £2600, with annual energy costs of £5.00. The maximum Safer Neighbourhood Grant available is £1250, leaving the balance of £1350 to be funded by the Parish Council.

**RESOLVED: After discussion it was agreed that the Village Maintenance and Footpaths working group would make an inventory and assess the provision of all street lighting in the village. The provision of this additional light would then be discussed at the Finance Meeting. Councillor Thomas expressed the view that this matter should have been resolved at this Parish Council meeting.**

**2579/18 CHAIRMAN'S ANNOUNCEMENTS**

The Finance Meeting would be held in the office on Monday 26<sup>th</sup> of November at 7.30pm; all Councillors were invited to attend.

The Parish Council wanted to encourage further use of Broomhills Field and Pavilion, which would assist in securing further s106 funding, and an article would be included in this month's Jottings in the Parish Magazine.

**2580/18 VILLAGE SIGNS**

Councillors discussed whether the missing 'Mercia' sign at Wood End should be replaced and the possible location. Councillor Skeith had obtained a quote for a new sign of £562.00 + vat, + delivery and installation. As this was a specialist sign Leander Architectural, who had restored the original 3 signs, would be used.

**RESOLVED: Councillors agreed to purchase and install a fourth 'Mercia' sign, to be located at Wood End. A site meeting would be arranged with Councillor Rainey and the Highways Department, DCC, to agree a location.**

**2581/18 PLANTER FOR REPTON**

Councillors were still to advise the new suggested location for a planter in Repton and this issue would also be discussed during the site meeting with the Highways Department.

**2582/18 CROSSING BY ST WYSTAN'S SCHOOL**

Councillor Thomas advised that a speed management protocol would assist with traffic concerns; however this was only imposed where a number of accidents had been recorded in previous years, which did not apply to this location. The imposition of a 20mph speed limit outside the school would also be welcomed and Councillor Thomas would hold further discussions on this issue.

**2583/18 FOOTPATHS & BRIDLEWAYS**

Councillor Dickson reported that, upon further inspection, there was an overgrown footpath to the right of the gate at the end of Meadow Lane, where it meets footpaths 13 and 15. The Clerk would arrange for the footpath to be cleared. Councillor Dickson proposed reinstating from footpath 13 to footpath 14 and the River Trent as a bridleway.

**RESOLVED: Councillors agreed to apply to DCC for footpath 13 to footpath 14 and the River Trent to be reinstated as a bridleway.**

#### **2584/18 BURIAL GROUND MAINTENANCE**

A letter had been received from a local resident highlighting maintenance concerns in the Burial Ground. The Clerk reported that the annual safety testing of the headstones was now due.

**RESOLVED: The Councillors responsible for the Burial Ground would carry out an inspection and Councillor Steel would carry out the annual safety testing of the headstones.**

#### **2585/18 REPTON VILLAGE HALL PROPOSAL & MEMORANDUM OF AGREEMENT**

The solicitors Flint Bishop had been approached for the preparation of the Memorandum of Agreement. A quote of £1500 + vat had been received. The draft agreement would be circulated to the solicitors acting for the Village Hall and also to Councillors, prior to the next meeting. Councillor Thompson asked for the agreement to be circulated as soon as possible, even in draft form, and also for a timescale of developments and decisions.

**RESOLVED: Flint Bishop would prepare the Memorandum of Agreement for approval by the Parish Council at the next meeting.**

Councillor Perks abstained from voting during this agenda item.

#### **2586/18 RECORDING AND FILMING OF REPTON PARISH COUNCIL MEETINGS PROTOCOL**

The document had been circulated for review prior to the meeting.

**RESOLVED: The Recording & Filming of Repton Parish Council Meetings Protocol was adopted.**

#### **2587/18 VEXATIOUS OR REPEATED REQUESTS FOR INFORMATION POLICY**

The policy had been circulated for review prior to the meeting.

**RESOLVED: The Vexatious or Repeated Requests for Information Policy was adopted.**

#### **2588/18 NEIGHBOURHOOD PLAN PROGRESS REPORT**

Councillor Thompson reported that following a meeting with Tony Sylvester, SDDC, to discuss the Inspector's decision regarding the Askew Lodge Appeal, (9 2017 0194), the referendum on the NDP was now on hold. The view held by SDDC is that they disagree with appeals related to Local Plan policy H1 (settlement boundaries) and have taken legal advice regarding the definition of 'exception and cross-subsidy sites'. They are supportive of revised wording for Neighbourhood Plan policy H1, accounting for the intent of the Local Plan. Councillor Thompson advised the meeting of the new timetable regarding the NDP: SDDC would then provide the updates of the wording of H1 policy; the Parish Council would need to agree the new draft; the formal 6 week consultation would start again, with any comments leading to a review; then, towards the end of the year the NDP would be submitted to the Examiner, hopefully the same person as before. It is anticipated that the referendum would be held at the same time as the local elections in May 2019.

#### **2589/18 FINANCE**

##### **a) Receipts since last meeting:**

RBS interest to 29.06.18	£	1.42
31.07.18	£	1.56
Murrays Funeral Directors – plot & interment	£	550.00
Central England Co-Operative – plot & interment	£	550.00
Central England Co-Operative – Monument fee	£	200.00

Central England Co-Operative – interment	£ 250.00
<b>b) Payments since last meeting:</b>	
S Reilly – Net Pay to 1 <sup>st</sup> August	£ 684.01
Cheque no 002771	
Redstone Computers Ltd – Finance IT support	£ 42.00
Cheque no 002772	
Tree & Garden Services – Fixing of bench	£ 120.00
Cheque no 002773	
C Hawksworth – pavilion cleaning	£ 36.00
Cheque no 002774	
Peter Dudley Signs – Mercia signs	£ 696.00
Cheque no 002775	
The Co-Operative Memorials – deposit for memorial work	£ 175.00
Cheque no 002777	
<b>c) Payments for Approval:</b>	
S. Reilly – Net Pay to 1 <sup>st</sup> September	£ 684.01
Cheque no 002778	
SDDC – room hire	£ 10.00
Cheque no 002779	
PKF Littlejohn LLP – external audit	£ 240.00
Cheque no 002780	
C Hawksworth – pavilion cleaning & supplies	£ 75.60
Cheque no 002781	
Cash – petty cash – postage & telephone costs	£ 94.36
Cheque no 002782	
Direct Debits:	
BT – Office telephone	
01.08.18	£ 48.00
01.09.18	£ 48.00
Eon – Pavilion electricity – 18.07.18	
06.08.18	£ 0.25
03.09.18	£ 22.71
03.09.18	£ 41.51
South Staffs Water 17.09.18- pavilion	
17.09.18 – allotments & burial ground	£ 48.76
17.09.18 – allotments & burial ground	£ 148.11
Standing Order:	
Jaipur Restaurant – office rent	
01.08.18	£ 220.00
01.09.18	£ 220.00

**RESOLVED: The payments should be made**

**d) Bank Balances:**

RBS Direct Reserve Account 31.07.18	£35700.31
Nat West Current Account 05.09.18	£44633.52
Repton Recreation Ground Account 12.07.18	£1162.68

**2590/18 CORRESPONDENCE**

South Derbyshire District Council: Community Safety Grants; Proms in the Park; Civic Service Invitation; War Memorials Trust; Area Forum Dates; Action Grants; Active South Derbyshire Awards;

Derbyshire County Council: Modern Slavery Newsletter; Emergency Order Willington Road; Know Your Heart Age;

Willington Parish Council – Car Park Charges

Ticknall Parish Council – Litter Pickers

Heather Wheeler MP – Support for NFU Rural Crime Reporting Line

Derbyshire Police – Crime Prevention Pop Up Workshops; County Lines;

Milton resident – Footpaths

Repton resident – Burial Ground

Repton resident – Stile in need of repair

**RESOLVED: to note all correspondence.**

**2591/18 REPORTS TO NOTE**

Dalc 10 – Annual Executive Meeting & AGM; 11 – Civic Society Strategy, Princes  
Countryside Fund;

South Derbyshire Flood Liaison Meeting – Minutes of the meeting 20.06.18

**RESOLVED: to note all reports**

**2592/18 DATE OF NEXT MEETING**

Monday 8<sup>th</sup> October 2018 in Milton Village Hall, Parish Meeting at 7.00pm followed by  
the Parish Council Meeting at 7.30pm.

The meeting closed at 9.00pm