

**MINUTES OF THE MEETING OF REPTON PARISH COUNCIL HELD IN THE
COMMUNITY ROOM, FISHER CLOSE, REPTON AT 7.30 P.M. ON
MONDAY 9TH JULY 2018**

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

STAFF AND PUBLIC IN ATTENDANCE: S Reilly (Clerk), County Councillor Ford, District Councillor Stanton and 9 members of the public.

2549/18 APOLOGIES: Councillor Steel

2550/18 DECLARATION OF INTERESTS

Councillor Perks declared a personal interest in Repton Village Hall Proposal and Councillor McGahan declared a personal interest in planning applications 9 2018 0554 - The variation of condition 2 of planning permission 9 2016 1085 – (relating to revised car park layout including the relocation of hockey water tank, Pump House) at Sports Field, Repton School, Willington Road, Repton and 9 2018 0553 – Alterations to highway access and erection of storage shed and electrical switch room at the Sports Fields at Repton School, Willington Road, Repton

2551/18 APPROVAL OF MINUTES OF THE MEETING 11TH JUNE 2018

RESOLVED: 2536/18 Amendments to Standing Orders ‘RESOLVED: The Councillors voted on the maximum length of term of office – 7 votes for a 2 year term and 4 votes for a 3 year term. The Standing Orders would be amended: ‘To elect a Chairman annually, who can serve for a maximum of 2 consecutive terms. The Chairman, upon completion of the 2 terms, will not be eligible for election as Chairman at the next Annual Meeting of the Council.’ A Chairman could restand for a further term of office provided a gap in service had occurred.’

And that they then be signed as a true record.

Standing Orders lifted for Public Speaking and Planning

2552/18 PUBLIC SPEAKING:

There were no issues raised under public speaking.

2553/18 PLANNING MATTERS

a) Planning Applications

9 2018 0605 – Approval of reserved matters for layout, scale, appearance & landscaping of outline permission (9 2015 0436) 24 High Street, Repton

9 2018 0619 – The erection of a replacement dwelling at Hill Top Farm, Burton Road, Repton

9 2018 0658 – The pruning and removal of trees at Llwynderw, 68 High Street, Repton

9 2018 0695 – Relevant demolition consent for demolition of 26 Burton Road, Repton

9 2018 0554 – The variation of condition 2 of planning permission 9 2016 1085 – (relating to revised car park layout including the relocation of hockey water tank, Pump House) at Sports Field, Repton School, Willington Road, Repton

9 2018 0553 – Alterations to highway access and erection of storage shed and electrical switch room at the Sports Fields at Repton School, Willington Road, Repton

RESOLVED: 9 2018 0619 – The erection of a replacement dwelling at Hill Top Farm, Burton Road, Repton – Following concerns raised by members of the public regarding further development and the application not being appropriate to the surrounding area it was agreed that Councillor Thompson would check the Neighbourhood Development Plan, which was now a material consideration for planning applications, and if this application was

transgressing material considerations the Parish Council would submit objections. District Councillor Smith advised that this application would be referred to the Planning Committee and a site visit had been requested. There would be no comments on the other planning applications.

b) Planning Decisions

9 2018 0473 – Change of use of land from agricultural use to residential garden along with the creation of an access and the erection of a detached garage at Bendalls Cottage, 1 Ticknall Road, Milton – full permission granted

9 2018 0442 – The erection of an extension at 3 Wystan Court, Repton – householder permission granted

9 2018 0429 – Listed building consent for the erection of an extension and the retention of a summerhouse at 28 Well Lane, Repton – listed building consent granted

9 2018 0419 – The erection of a garden room (amended scheme to previous approval 2017/1265) at 20 Burdett Way, Repton – householder permission granted

9 2018 0412 – The erection of an extension and retention of a summerhouse at 28 Well Lane, Repton – householder permission granted

9 2018 0145 – The variation / removal of condition 3 & 4 of planning permission 9

2015 0435 – the demolition of existing outbuildings and garage and erection of single storey extension and detached garage at The Lodge, Mitre Drive, Repton – never validated, not pursued

9 2018 0564 – The felling & pruning of trees at The Lodge, Mitre Drive, Repton – no objection to works

9 2018 0392 – The erection of extensions and alterations to 14 Burdett Way, Repton – householder permission refused

c) Appeal Decision 9 2017 0194 – Outline application for 13 dwellings at Askew Lodge, Milton Road, Repton

Councillor Thompson stated that this appeal decision was a worrying precedent, raising the question of the definition of cross-subsidy and exception sites. The Neighbourhood Development Plan group held a meeting with SDDC planners on the 16th of June 2016 and the group was assured that the meaning of policy H1 of The Local Plan regarding sites of no greater than 25 dwellings pertained only to the provision of affordable housing. However, market, not affordable housing had been allowed, and the settlement boundary had been moved. This definition affects the wording of the Neighbourhood Development Plan, which is shortly to be put to a local referendum. District Councillor Stanton said that this decision had not been expected and a meeting should be arranged with SDDC Planning Department to discuss this issue and the presentation of the Neighbourhood Development Plan.

RESOLVED: The Clerk would request a meeting between Tony Sylvester, SDDC Planning Manager, and the Neighbourhood Development Plan group regarding the implications of the successful appeal at Askew Lodge and the wording of the Neighbourhood Development Plan.

Standing Orders Resumed

2554/18 COUNTY, DISTRICT AND PARISH COUNCILLORS' REPORTS

a) County Councillor Ford reported that the repairs to potholes were ongoing and following complaints the temporary traffic lights by the new development in Willington had been removed.

b) Councillor Thomas reported a traffic accident at Repton Cross and expressed concerns regarding the volume and speed of traffic through the village. One of the 'keep left' signs at the Cross was also damaged and would be reported to DCC.

County Councillor Ford said he would ask the Highways Dept to carry out an inspection of The Cross and liaise with the police regarding the traffic issues raised.

c) Councillor Dickson had received comments from local residents asking for a street light to be located on the footpath from Springfield Road, footpath 27. A Safer

Neighbourhood grant application could be submitted. Consultation with local residents would first take place by letter and the Jottings in the Parish Magazine.

d) Councillor Rainey reported that he had repaired the damaged mesh fence and rails at The Mitre field. The main gate was deteriorating and would soon need to be replaced and he would check the locks were accessible for the summer activities.

e) Councillor McGahan reported that the Cinder Track was still overgrown and needed to be reported again. Regarding the proposed new land for the Arboretum, Bernard Sheridan, SDDC, initially believed an informal agreement would suffice. However the Parish Council would seek a formal agreement regarding usage and the question of who would be responsible for the grass cutting still needed to be agreed, SDDC currently asking the PC to be responsible. Consultation with neighbouring householders needed to be carried out after an arborist had met with SDDC regarding the variety and size of appropriate trees.

f) Councillor Thompson said that the NDP was to have been presented to SDDC at the full Council meeting on the 29th of June; however he had not been advised of the outcome. District Councillor Stanton confirmed that the NDP had been passed by SDDC.

g) Councillor McArdle reported that footpath 29, Askew Hill to Milton Water Works, required strimming from the stile to the treatment works and the British Legion would be requesting a beacon to be located on the Mitre Field to commemorate the end of the First World War.

h) Councillor Skeith had attended the Area Forum and raised concerns regarding trees in the Mount Pleasant car park, as requested by a local resident.

2555/18 CLERK'S REPORT

a) Allotments

Following the latest inspection 2 plots had been taken back by the Parish Council and had now been re-allocated, and the chicken had been rehomed. The allotments group would advise when they wished to have the use of a skip.

b) Community Involvement Scheme

Derbyshire County Council is to introduce a scheme to help improve the local area and was inviting Parish Councils to take part.

RESOLVED: Councillor Dickson would represent the Parish Council in the Community Involvement Scheme.

c) Letter of Thanks – Willington Parish Council

The Clerk had received a letter thanking the Parish Council for their financial contribution towards the new bus stop.

d) Mitre Field Play Inspection Report & Request for Copy of Report

The play inspection report had been circulated to all Councillors prior to the meeting and, as stated, Councillor Rainey had carried out repairs to the damaged mesh fence. A request for a copy of the report had been made by a local resident whose child had sustained an injury whilst using the playground.

RESOLVED: Councillors would not be able to supply a copy of the inspection report as this was the property of South Derbyshire District Council.

2556/18 CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements.

2557/18 VILLAGE SIGNS

Councillors discussed whether the missing 'Mercia' sign at Wood End should be replaced. The order had been placed for the 3 existing signs to be restored by Peter Dudley, the work to include sand blasting.

RESOLVED: Councillor Skeith would obtain a quote for a further 'Mercia' sign, to be located at Wood End.

2558/18 PLANTER FOR REPTON

Councillors were still to advise the new suggested location for a planter in Repton. Councillors would carry out a site visit and Councillor Rainey would then forward a photograph to the Clerk.

2559/18 CROSSING BY ST WYSTAN'S SCHOOL

The maintenance manager of St Wystan's School had requested support for traffic calming measures or a crossing outside the school. A previous traffic survey carried out by DCC had taken place during the school holidays and had showed no support for new measures being required.

RESOLVED: Councillor Thomas would arrange a meeting with the Maintenance Manager regarding this issue.

2560/18 FOOTPATHS & BRIDLEWAYS

Councillor Dickson reported that a barrier had been erected by anglers stating that there is no right of way at the junction of footpaths 13 and 15 with Meadow Lane, onwards to footpath 14 and the River Trent. The Parish Council may not have noticed the change to this area in the OS map which occurred about 10 years ago and Councillor Dickson proposed that the Parish Council should now appeal the closure of the footpath.

RESOLVED: Councillors agreed to appeal the closure of the footpath and request that the route be reclassified as a public right of way.

2561/18 ST ANN'S WELL

Councillor McArdle proposed that the Parish Council should apply to SDDC for St Ann's Well to be nominated as an Asset of Community Value. The well is currently in danger of falling into disrepair due to neglect. Sections 87-108 of the Localism Act 2011 give the Parish Council the right to nominate an asset of community value to be added to a list maintained by SDDC.

RESOLVED: The Parish Council would nominate St Ann's Well as an Asset of Community Value and would send the application form to SDDC.

2562/18 BROOMHILLS FIELD & PAVILION

Councillor Skeith reported that the paperwork for the release of s106 funds was still in the process of being completed. The case would emphasise that the work was essential to maintain the building.

2563/18 REPTON VILLAGE HALL PROPOSAL

The Chairman reported that Borrowing Approval had now been received from the Ministry of Housing, Communities and Local Government. Approval had been given to borrow an amount not exceeding £415,000.

The Chairman proposed that the monies should be borrowed from the Public Works Loan Board.

RESOLVED: Councillors unanimously agreed to borrow the funds from the Public Works Loan Board.

The Chairman advised Councillors that a Memorandum of Agreement needed to be drawn up and Dalc had advised that the Parish Council should seek legal advice in this matter. Competitive quotes were not required for professional advice and the document would need to be approved by the Parish Council. An additional meeting in August could be called, if necessary. A budget of £3000 had been allocated in the 2018/19 budget for legal fees.

RESOLVED: The Village Heritage & Improvement Working Group would obtain legal advice and a Memorandum of Agreement would be drawn up for approval by the Parish Council. Details of the solicitors would be circulated to all Councillors.

The Chairman advised that RVHC invite and appraise the tenders and when satisfied, they would resolve to proceed and a construction contract would be prepared. A project management plan, including staffing would then be established.

The Chairman proposed that once this due process had been followed by RVHC, the Memorandum of Agreement would be adopted by both parties and the Parish Council would then apply to the PWLB for the loan to be released in one lump sum.

RESOLVED: Following the Parish Council accepting the Memorandum of Agreement, RVHC appraising the tenders and resolving to proceed with a contract, the Parish Council would then apply to the PWLB for release of the loan monies. Councillors voted unanimously in favour of this proposal.

Councillor Perks abstained from voting during this agenda item.

2564/18 CODE OF CONDUCT

The Code of Conduct was circulated prior to the meeting.

RESOLVED: The Code of Conduct was adopted by the Parish Council.

2565/18 LONE WORKER POLICY & RISK ASSESSMENT

The policy and risk assessment were circulated prior to the meeting.

RESOLVED: The policy and risk assessment were adopted by the Parish Council and signed by the Chairman and Clerk.

2566/18 RISK ASSESSMENTS: BROOMHILLS PAVILION & FIELD; THE MITRE FIELD; THE ALLOTMENTS; THE BURIAL GROUND

Councillor Rainey advised that he had reviewed the risk assessments and no further updates were required.

RESOLVED: The risk assessments were approved by the Councillors.

2567/18 NEIGHBOURHOOD PLAN PROGRESS REPORT

Councillor Thompson said he had no further details to report.

2568/18 FINANCE

a) Receipts since last meeting:

RBS interest to 31.05.18	£ 1.52
SDDC – Precept	£19951.50
Murrays Funeral Directors – ashes plot & interment	£ 450.00
Horobin memorials – inscription fee	£ 170.00
Repton Casuals – fees	£ 429.00

b) Payments since last meeting:

None

c) Payments for Approval:

S. Reilly – Net Pay to 1 st July	£ 684.01
Cheque no 002767	
SDDC – room hire	£ 10.00
Cheque no 002768	
Firs Farm Nursery – Milton planters	£ 1165.54
Highways Act 1980 s96	
Cheque no 002769	
Chris Hawksworth – pavilion cleaning & supplies	£ 58.00
Local Government (Misc Provisions) Act 1953 s4 (2)	
Cheque no 002770	
Direct Debits:	
BT – Office telephone	
01.07.18	£ 48.00
Eon – Pavilion electricity – 04.07.18	£ 46.55
Standing Order:	
Jaipur Restaurant – office rent 01.07.18	£ 220.00

RESOLVED: The payments should be made

d) Bank Balances:

RBS Direct Reserve Account 31.05.18 £35697.33

Nat West Current Account 04.07.18 £47865.55
Repton Recreation Ground Account 04.04.18 £1262.68

2569/18 CORRESPONDENCE

Derbyshire County Council: Mobile Library Route Updates; Bus Strategy;
Supporting Severn Trent Water;

Repton resident – Temporary Event 23.06.18

Repton resident – The Den Playground

Repton resident – Willington Causeway Concern

Repton resident – Overgrown hedge on Repton to Willington pavement

Repton resident – Willington Bus Shelter

Repton resident – A Boards near Repton Cross

Repton resident – Request for copy of Mitre Field Play Equipment Report

Repton Village Hall Company – Report of Trustees and Unaudited Financial
Statements 01.01.17 – 31.12.17

**RESOLVED: Councillors agreed responses to local residents and to note all
other correspondence.**

2570/18 REPORTS TO NOTE

Dalc 08 – High Court Ruling Ledbury Town Council, CIL Survey; 09 – Derbyshire
Excellence Awards;

RESOLVED: to note all reports

2571/18 DATE OF NEXT MEETING

Monday 10th September 2018 in the Community Room, Fisher Close, Repton at
7.30pm.

The meeting closed at 9.00pm