

**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> APRIL 2017**

**PRESENT:** Councillors Rainey (Chairman), Thompson, Perks, Shortt, McArdle, Skeith

**STAFF AND PUBLIC IN ATTENDANCE:** S Reilly (Clerk), County Councillor Ford, District Councillor Smith and 3 members of the public

**2277/17 APOLOGIES:** Councillors McGahan and Lloyd

**2278/17 DECLARATION OF INTERESTS**

Councillors Perks declared a prejudicial interest in planning application 9 2017 0357 – The felling of a maple tree at 16 Main Street, Repton, the property being his home and the other Councillors declared a personal interest in this planning application.

**2279/17 APPROVAL OF MINUTES OF THE MEETING 13<sup>TH</sup> MARCH 2017**

**RESOLVED:** That they be signed as a true record.

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

**2280/17 PUBLIC SPEAKING:**

a) The Chairman of Repton Allotments' Society requested a list of the names of allotment holders; and asked whether bees and also bonfires were allowed on the allotments. The Chairman responded that data protection legislation did not allow for the names to be released; bonfires were not allowed, plot holders had recently been reminded of this rule; and bees would be discussed later in the meeting.

b) A member of the public expressed annoyance and disbelief that parking restrictions had, from today, been introduced on certain locations on High Street, including outside her property. County Councillor Ford advised that consultation had taken place in 2007 regarding Traffic Regulation Orders; however they were not enforced until 2016. The timed restrictions now state 'Parking 40 minutes, No return within 20 minutes, Monday to Saturday 8am to 6pm.'

County Councillor Ford would ask DCC to investigate and rescind the Orders and in the meantime, DCC had advised that these would not be enforced. The Clerk would also write to DCC objecting to these restrictions.

c) A member of the public proposed that the Parish Council should, in the future, link any planning objections to policies listed in the Neighbourhood Development Plan.

**2281/17 PLANNING MATTERS**

**a) Planning Applications**

9 2017 0194 – Outline application ( all matters except for access to be reserved) for the residential development of up to 13 dwellings and associated works (including the demolition of Askew Lodge) at Askew Lodge, Milton Road, Repton

9 2017 0241 – Listed building consent for the removal of existing gates and the creation of new vehicle and pedestrian gates with brick piers at 2 Milton Grange, Main Street, Milton, listed building consent

9 2017 0257 – The removal of existing gates and the creation of new vehicle and pedestrian gates with brick piers at 2 Milton Grange, Main Street, Milton

9 2017 0272 – Listed building consent for the internal renovation of The Old Engine Shed at 44 The Pastures, Repton

9 2017 0245 – The variation of condition 2 of planning permission 9 2015 0123 (for amended plans relating to the demolition of farm buildings/structures together with the conversion, extension and replacement of agricultural buildings to form 3 dwellings and garaging space) at Common Farm, Main Street, Milton

9 2017 0084 – Listed building consent for the demolition of farm buildings/structures and the conversion and extension of agricultural buildings to form 3 dwellings and garaging space at (revised scheme to that approved under 9 2015 0152) at Common Farm, Main Street, Milton

9 2017 0197 – Erection of a two storey house and detached double garage at land to the rear of 28 Main Street, Repton

9 2015 1217 – The conversion of barn to residential accommodation at Brook Farm 1 Brook End, Repton – reconsultation due to amended red line

9 2017 0357 – The felling of a maple tree at The Grange, 16 Main Street, Repton

9 2017 0312 – The erection of a conservatory (amended scheme to 9 2016 1047) at 1 Milton Waterworks Cottages, Ingleby Lane, Milton

**RESOLVED: - 9 2017 2017 0194 – Outline application ( all matters except for access to be reserved) for the residential development of up to 13 dwellings and associated works (including the demolition of Askew Lodge) at Askew Lodge, Milton Road, Repton – the Parish Council would object for the following reasons:**

- **In May 2013 an application (Reference: 9/2013/0341) was made to South Derbyshire District Council for residential development comprising the replacement of one detached dwelling with detached garage for two new detached two storey dwellings with detached garages. The application was refused in July 2013. The subsequent appeal to the Secretary of State was dismissed in December 2013 (Reference: APP/F1040/A/13/2202053). Nothing has materially changed to make it appropriate to grant an application for a much larger development**
- **The development is outside the designated settlement boundary, as defined in the SDDC Local Plan. That would place the development in the countryside and so directly conflict with Local Plan policies H1, SDT1 and BNE5:**
  - **Policy H1 - Rural Areas – areas outside of the defined settlements listed above. Due to the lack of services and facilities and defined settlement boundaries, only development of limited infill and conversions of existing buildings will be acceptable.**
  - **Policy SDT1 Settlement Boundaries and Development**
    - **New development including housing will be restricted to that which can be accommodated within the settlement boundaries as defined on the proposals map, unless it is specifically supported by another policy in the plan.**
  - **Policy BNE5 Development in the Countryside**
    - **Outside of settlement boundaries land will be considered as countryside. A - Planning permission will be granted where:**
      - **i) It is essential to a rural based activity or represents appropriate Rural Diversification as set out in Policy E7 ;**
      - or**
      - **ii) Appropriate for its location in the countryside; and**
      - **iii) The character of the countryside, the landscape quality, wildlife and historic features are safeguarded and protected.**
- **The application is directly in conflict with the policies of the emerging Repton Parish Neighbourhood Development Plan. SDDC are well aware**

of the content of this plan, having been kept fully informed during its development.

- **Additional housing of this scale would exacerbate the risk of flooding on Milton Road. This has increased since the building of houses at Clayfields.**

**9 2017 0272 – Listed building consent for the internal renovation of The Old Engine Shed at 44 The Pastures, Repton – the Parish Council would request a condition that the property could only be used for family members and not as a separate property.**

**There would be no comments on the other planning applications.**

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

9 2016 1327 – Installation of external condenser unit at The Village Hall, Main Street, Milton – full permission granted

9 2017 0247 – The removal of a silver birch and the pruning of a pine tree at land at SK30264078 Mitre Drive, Repton – trees in conservation area notification withdrawn.

9 2017 0164 – The erection of extensions (amended scheme to previous approval 9 2016 0675 for extensions) at 26 Pinfold Close, Repton – householder permission granted

9 2017 0067 – The enclosure of double carport with an automatic double up and over door at The Laurels, Greenhill Court, Repton – householder permission granted

9 2017 0035 – Listed building consent for repairs to stonework at 31 Stonehouse, High Street, Repton – listed building consent granted

9 2017 0034 – Replacement pillar(s) and the widening of the site access involving partial demolition of current boundary wall at 28 Main Street, Repton – householder permission granted

9 2017 0165 – The felling and pruning of trees covered by SDDC TPO 453 at Askew Lodge, Milton Road, Repton – TPO consent granted

9 2017 0158 – The erection of a new cattle shed at Broken Flatts Farm, Knights Lane, Repton – Full permission granted

9 2017 0150 – Clean & repair structural timber frame, infill panels and stone plinth, replacement windows to front (west) elevation and one window to south elevation, install a gather hood and flexible liner to the ground floor fireplace flue and clean the internal exposed structural timbers at 33 High Street, Repton – Listed building consent granted

9 2017 0145 – Replacement of cement render and windows to front and side at 33 High Street, Repton – householder permission granted

9 2017 0105 – The erection of an extension and alteration to 6 Saxon Croft, Repton – householder permission granted

### **Standing Orders Resumed**

#### **2282/17 COUNTY, DISTRICT AND PARISH COUNCILLORS' REPORTS**

a) County Councillor Ford confirmed that two further gulleys, close to the Clayfield's development, would be jetted to reduce the risk of flooding. He had received two further queries concerning speeding issues on Milton Road and had advised that DCC would continue to monitor the situation.

b) District Councillor Smith highlighted the Local Plan Part 2 timetable and would investigate the flattened bollard on the Cinder Track and the disappearance of the new Bridleway sign at Brook End.

c) Councillor Shortt asked whether the Parish Council should consider spending the ring-fenced village enhancement monies on planters. Councillor Thompson replied that the Neighbourhood Development Plan showed support for planters, however there was still the question of sustainability. This would be an agenda item next month. Councillor Shortt also asked if the debris left in the Arboretum was to be cleared. The Chairman replied that the matter was in hand.

- d) Councillor Skeith reported the growing Japanese knotweed on the land close to Wellington Road. County Councillor Ford would report this to DCC, as it was encroaching onto the highway.
- e) Councillor McArdle reported a second successful litter picking event and a further one would take place in the autumn.

#### **2283/17 CLERK'S REPORT**

**a) Laptop**

The current laptop had been purchased during the 2012/13 financial year and was now very slow and unreliable. New software may also be required for an updated operating system.

**RESOLVED: The Clerk would contact the IT consultant, who had previously advised the Parish Council and procure a new laptop and any necessary software. A financial limit of £400.00 was agreed for the hardware.**

**b) Derby Triathlon Club**

Derby Triathlon Club had requested the use of the pavilion and car park one evening a week from the 2nd of May to the 11<sup>th</sup> of July.

**RESOLVED: The Councillors agreed use of the pavilion and car park at a rate of £12.00 per session, subject to the usual insurance disclaimer and the Triathlon Club undertaking a risk assessment.**

**c) Dog Fouling Signs**

The Clerk reported that SDDC had erected new signs, warning of penalties, around the village.

**d) Village Party**

A request had been received for the swings at The Mitre Field to be secured for the Village Party. Councillor Thompson agreed to secure them.

**e) Letter of Thanks – Repton Village Hall Company**

A letter had been received from The Repton Village Hall Company thanking the Parish Council for their generous grant of £10,000.00

#### **2284/17 CHAIRMAN'S ANNOUNCEMENTS**

There were no Chairman's Announcements.

#### **2285/17 ALLOTMENTS**

a) Councillors discussed the implications, in particular, health and safety issues and costs, of allowing bees to be kept at the allotments.

**RESOLVED: The Parish Council would not allow the keeping of bees at the allotments.**

b) RAS had requested that the allotments be included in the Open Gardens Event, on the weekend of the 16<sup>th</sup> of July.

**RESOLVED: Risk assessment forms would be sent to RAS for completion and return to the Parish Council. The Clerk would contact the insurance company regarding insurance implications.**

c) RAS had also requested the installation of a pond in the Community Garden.

**RESOLVED: After discussion, in particular of the health and safety issues, the Councillors decided that a pond could not be permitted in the Community Garden.**

#### **2286/17 RELOCATION OF BENCH**

In response to the Parish Council's offer to locate the bench in the new playground, a letter had been received from Miller Homes stating that the playground area was now complete and the responsibility had now been transferred to a management company. It would therefore be complicated to locate the bench in the playground. Miller Homes suggested an alternative location of Priory Grange, off Mount Pleasant Road.

**RESOLVED: The Councillors did not consider the alternative location to be acceptable and would consider other locations.**

#### **2287/17 WELL LANE FOOTPATH – PUBLIC LOCAL ENQUIRY**

Councillor Shortt outlined the campaign, instigated by the Parish Council in 2013, to officially add a public Right of Way at the top of Well Lane to Burton Road. Following receipt of this application DCC had discovered that there had historically been a bridleway in this location and had therefore designated the new adopted path as a 'bridleway' and not as a 'footpath', as requested by the Parish Council. Concerns had subsequently been raised by local residents, not wishing to be confronted by horses, when walking along this route. The Parish Council had then subsequently objected to the Modification Order (1630/13 (c)). The Planning Inspectorate had now notified the Parish Council of a Local Public Enquiry, to be held on the 18<sup>th</sup> of July, at Newton Solney Village Hall.

**RESOLVED: After discussion, the Councillors voted, by a majority, to rescind their previous objection to the addition of a bridleway between Well Lane and Burton Road, Repton. The Clerk would write to The Planning Inspectorate and inform them of this decision.**

#### **2288/17 NEIGHBOURHOOD PLAN PROGRESS REPORT**

Councillor Thompson reported that the Plan had now reached the final stages, prior to submission to SDDC, and said that letters had been sent to landowners advising them if their land is currently proposed as a Local Green Space in the draft NDP. SDDC will then decide if, in their opinion the NDP is sound, and subsequently appoint an Examiner. The area of contention with the Local Plan Part 2 was the settlement boundary, with regard to Burdett Way. The NDP determines the boundary to be along the footpath. The Chairman and Councillor Thompson would attend the Hearings for the examination of the South Derbyshire Local Plan Part 2 and the NDP team had submitted a statement.

Councillor Perks reported that the Hearings timetable indicated a submission by Miller Homes for a new development in the field, next but one, from Chestnut Way. Councillor Thompson stated that the NDP did not support the village envelope being expanded and would consult with Nicola Sworowski, SDDC, prior to the Hearings.

#### **2289/17 FINANCE**

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

RBS interest to 28.02.17	£ 0.27
RBS interest to 31.03.17	£ 0.30
Murrays Funeral Directors – plot & interment	£ 510.00
Central England Co-Operative – plot & interment	£ 530.00
Allotment Rents:	
Mrs J Twigge	£ 20.00
Mr O Jowett	£ 16.00
SDDC – Precept	£ 8105.00
SDDC – Support Grant	£ 693.00

##### **b) Payments since last meeting:**

None

##### **c) Payments for Approval**

S. Reilly – Net Pay to 1 <sup>st</sup> April	£ 569.09
Cheque no 002660	
SDDC – room hire	£ 20.00
Cheque no 002661	
Woodgrow Horticulture Ltd – trees in Arboretum	£ 681.60
Cheque no 002662	
Sam Phillips Garden Care Ltd – mowing Burial Ground & Footpath work	£ 450.00
Cheque no 002663	

Viking – Litter pickers	£ 125.88
Cheque no 002664	
C Hawksworth – pavilion cleaning	£ 68.00
Cheque no 002665	
Direct Debits:	
BT – Office telephone	
01.04.17	£ 42.50
Eon – Broomhills Pavilion electricity	£ 109.34
Standing Order:	
Jaipur Restaurant – office rent	
01.04.17	£ 220.00

**RESOLVED: The payments should be made**

**d) Quotes Received:**

Work on Broomhills Pavilion (shutters & guttering)

B Stubbs £704.00

N Smith £740.00

**RESOLVED: The Councillors would award the contract to Mr Stubbs.**

**e) S137 Amount for 2017/18**

The S137 amount for the current financial year is £7.57.

With regard to Repton this is a total amount of £13890.95

**f) Milton Village Hall Accounts 31.01.17**

The Clerk had circulated the accounts prior to the meeting.

**RESOLVED: To note the accounts.**

**g) Bank Balances:**

RBS Direct Reserve Account 30.03.17 £35685.13

Nat West Current Account 05.04.17 £17760.02

Repton Recreation Ground Account 05.04.17 £786.34

**2290/17 CORRESPONDENCE**

**South Derbyshire District Council:** Physical Activity, Sport & Recreation Strategy; Swadlincote Makers' Market; Council hailed for environmental efforts; Regeneration boost for area; Council goes hedgehog friendly; Community Fun Day; Go Wild at Rosliston;

Mr & Mrs Juneau – Traffic in Repton

Mr J Collett – Spring Litter Pickers

Tarmac – Stakeholder Update Swarkestone Quarry

Programme Officer – South Derbyshire Local Plan Part 2 – timetable

Repton Village Hall Company – Letter of Thanks

Miller Homes – Longlands, Repton

**RESOLVED: to note all correspondence**

**2291/17 REPORTS TO NOTE**

There were no reports to note.

**2292/17 DATE OF NEXT MEETING**

Monday 8<sup>th</sup> May 2017 in The Community Room, Fisher Close, Repton, Parish Meeting at 7.30pm.

The meeting closed at 8.50pm