

**MINUTES OF THE MEETING OF REPTON PARISH COUNCIL HELD IN THE
COMMUNITY ROOM, FISHER CLOSE, REPTON AT 7.30PM ON
MONDAY 10TH DECEMBER 2018**

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

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

2637/18 APOLOGIES: District Councillors Stanton and Smith

2638/18 DECLARATION OF INTERESTS

Councillors Perks and Thompson declared a personal interest in planning application 9 2018 1187 – the felling of a chestnut tree at The Grange, 16 Main Street, Repton. Councillor McArdle declared a personal interest in planning application 9 2018 0753 – the erection of extensions at 40 Askew Grove, Repton. Councillor Perks declared a personal interest in the agenda item – Repton Village Hall Proposal.

**2639/18 APPROVAL OF MINUTES OF THE MEETING 12TH NOVEMBER 2018
RESOLVED: That they be signed as a true record.**

Standing Orders lifted for Public Speaking and Planning

2640/18 PUBLIC SPEAKING:

There were no items raised under Public Speaking

2641/18 PLANNING MATTERS

a) Planning Applications

9 2018 1272 – Proposed loft conversion with rear dormer window at 19A Pinfold Lane, Repton

9 2018 1184 – Approval of reserved matters for layout, scale, appearance and landscaping of outline permission reference 9 2016 1118 – for 25 dwellings on land at SK3126 0097 Milton Road, Repton

9 2018 1246 – The removal of existing garage and the erection of a two bay car port at 58 Burton Road, Repton

9 2018 1068 – The variation of condition 2 of planning permission 9 2017 1335 – relating to 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

9 2018 1273 – The erection of an extension at 20 Pinfold Close, Repton

9 2018 1187 – The felling of a chestnut tree at The Grange, 16 Main Street, Repton

9 2018 1239 – Listed building consent for the removal of internal walls between two ground floor rooms at Christleton, 3 The Cross, Willington Road, Repton

9 2018 1044 – The erection of a single storey double garage at The Limes, Broomhills Lane, Repton

9 2018 1205 – Listed building consent for the relocation of the existing sky dish to the rear of the existing single storey side range at 2 Milton Grange, Main Street, Milton

9 2018 0753 – The erection of extensions at 40 Askew Grove, Repton

9 2018 1163 – Erection of a detached barn/tractor shed at 26 Main Street, Milton

9 2018 1199 – Demolition of existing extensions to The Coach House and erection of replacement dwelling at The Coach House, Well Lane, Repton

9 2018 1261 – The variation of condition 2 of planning permission 9 2018 1261 (relating to 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

9 2018 1279 – The erection of an extension at 10 Saxon Croft, Repton

RESOLVED: 9 2018 1184 - Approval of reserved matters for layout, scale, appearance and landscaping of outline permission reference 9 2016 1118 – for 25 dwellings on land at SK3126 0097 Milton Road, Repton - The application contravenes the Repton neighbourhood development plan policy OS2 which states:

POLICY OS2: THE IMPACT OF NEW DEVELOPMENT ON VIEWS OF AND VIEWS FROM THE COUNTRYSIDE:

An assessment of views to and from a proposed development should be provided to show how any negative visual impact will be minimised through the design of the site location, layout, buildings and landscaping and how it will be consistent with the findings of the Landscape Character and Visual Amenity Assessment (CEF6).

Development which impinges on the skyline or which results in significant blocking of views of the historic centre of Repton, including St Wystan's church and The Cross, will not be permitted.

The map in the landscape character and visual amenity statement clearly shows the land in the higher part of the site is in a visually sensitive location. Taller buildings should not be sited there. The plans should be rearranged so the lower bungalows are placed in this region.

Comments regarding the provision for lighting on this development are as follows:

Public lighting is required near properties 25 & 17, close to footpath 29.

Public lighting is also required close to property 19 as this is close to the new footpath off Milton Road.

9 2018 0753 – The erection of extensions 40 Askew Grove, Repton - the application should be carefully reviewed to ensure compliance with the Repton neighbourhood development plan policies H5 and H6 which state:

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.**

There is concern the proposed extension uses materials which are out of keeping with the surrounding pale red-brick houses.

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.**

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. This is echoed by the SDDC Design Guide:

<https://www.south-derbys.gov.uk/our-services/planning-and-building-control/planning/planning-policy/current-consultations/design-guide-draft-supplementary-planning-document>

"Amount of residential parking spaces

The Council strongly encourages developers to provide at least two spaces per dwelling. For homes of four bedrooms or more, it is recommended that three spaces are provided."

There would be no comments on the other planning applications.

b) Planning Decisions

9 2018 1118 – The crown reduction of a cherry at 14 Milton Road, Repton – no objection to works

9 2018 1111 – The pruning of a holly tree at 31 Burton Road, Repton – no objection to works

9 2018 1108 – The pruning of a holly tree at Holly Grange, Main Street, Milton – no objection to works

9 2018 1080 – The felling of a copper maple at Woodleigh, Main Street, Milton – objection to works

9 2018 1120 – The erection of a car port at 48 Monsom Lane, Repton – householder permission refused

Standing Orders Resumed

2642/18 COUNTY, DISTRICT AND PARISH COUNCILLORS' REPORTS

a) County Councillor Ford advised the meeting that he had spoken to Cadent regarding the delay in the repair of the gas pipes in Repton and subsequent traffic problems. The County Council budget consultation was available on the web site and the street lights would be changed to LEDs next year. Richard Hanbury, DCC, would make a site visit tomorrow regarding the planter and signs.

b) Councillor Rainey raised the dangerous parking problem at the junction of Milton Road and Brook End and the possibility of adding double yellow lines and County Councillor Ford advised him to also raise this issue at the site meeting.

c) Councillor McGahan said that he was still awaiting a plan for the new Arboretum and County Councillor Ford said he would speak to DCC.

d) Councillor Thompson stated that the Parish Council wanted to discuss improvements to the actual Cross part of Repton Cross and County Councillor Ford replied that a new scheme would be proposed next year. He would also ask for an update on the fund raising efforts at The Boot Inn.

e) Councillor Skeith asked for an update regarding road safety outside Repton Primary School and County Councillor Ford said that wardens were patrolling the area.

f) Councillor McArdle said that the loose tile was still on Broomhills Pavilion roof – the Clerk would again speak to the local contractor who had been asked to repair the tile.

2643/18 CLERK'S REPORT

a) Update on Safer Neighbourhood Grant Application

The Clerk advised the Councillors that she was still awaiting notification of the exact amount of the grant.

2644/18 CHAIRMAN'S ANNOUNCEMENTS

The Chairman had received a Christmas card from Heather Wheeler MP.

2645/18 RESIGNATION / RETIREMENT OF THE CLERK

The Chairman announced, with regret, that the Clerk would be leaving the post on the 8th of March 2019 and thanked the Clerk for her hard work.

RESOLVED: The vacancy would be advertised at Dalc; Derbyshire County Council job sheets and local job centres. A quote would be obtained from a recruitment agency.

2646/18 VILLAGE SIGNS

Councillor Skeith reported that the cost for Leander Signs to site fix a new Repton sign would be £350.00 + vat. However, DCC could also be asked for a quote at tomorrow's site meeting.

2647/18 PLANTER FOR REPTON

As previously stated this issue would also be discussed during the site meeting with the Highways Department.

2648/18 ALLOTMENTS – REVIEW OF TENANCY AGREEMENT & AGREEMENT REGARDING THE KEEPING OF CHICKENS

The current agreements had been circulated to the Councillors prior to the meeting. Councillor Steel proposed the following change to 3 e):

No building shed, greenhouse, polytunnel or other structure shall be erected on the plot, **without the written approval of Repton Parish Council.**

Councillor Steel stated that most allotments allowed sheds and many plot holders in Repton wanted them. Councillor Thompson said that permission had been granted for a communal polytunnel which could be used for tool storage and shelter.

RESOLVED: Councillor voted by a majority of 4 votes to leave the rules unchanged and sheds would not be permitted on the plots.

2649/18 FOOTPATHS & BRIDLEWAYS

Councillor McArdle had met with members of Melbourne Footpaths Group and the working group would undertake to produce an up to date definitive statement of the local footpaths. Councillor Dickson reported that the green BT cabinet on the corner of Mount Pleasant and Springfield Road was empty and should be removed; The local red post boxes were also in need of repainting. The street light at Matthew's Jitty was being obscured by overhanging shrubs and an article should be placed in the Parish Magazine asking residents to prune their trees and shrubs, so that the maximum light was obtained. The group was also plotting the location of all the local bins in the area.

2650/18 ST ANN'S WELL

The Clerk had received a letter from South Derbyshire District Council stating that the land should not be listed on the Council's list of Assets of Community Value.

RESOLVED: The Councillors agreed that Councillor Sheldon should contact the landowner to discuss this decision in the new year.

2651/18 BROOMHILLS FIELD & PAVILION

Councillor Skeith would contact South Derbyshire District Council to clarify the current position regarding the s106 funding. The Clerk had forwarded copies of the minutes requested.

2652/18 REPTON VILLAGE HALL PROPOSAL: RESULTS OF TENDER & MEMORANDUM OF AGREEMENT

Tenders had been received and shortlisted to three which were considered by Armsons. Some of the detailed specification had been removed, for example landscaping, in order to reduce the overall costs. The successful contractor had been notified and the work should commence early in January. The contract sum was £753,100.

Councillor Rainey asked how the higher cost of the Hall would be funded, £753,100, as opposed to £714,000 quoted during the referendum, the working group said that a

£25,000 grant had been received from South Derbyshire District Council, fundraising events had proved successful and the reserves had been reduced. Councillor Thompson again requested that a time line for the project should be documented. Councillor Thomas said this would be circulated. The Memorandum of Agreement was scheduled for signing on the 21st of December.

2653/18 NEIGHBOURHOOD PLAN PROGRESS REPORT

Councillor Thompson reported that the consultation on Local Green Spaces was being rewritten by South Derbyshire District Council and he was concerned that the NDP referendum would not be able to take place at the same time as the local elections on the 2nd of May, he had requested an update on the timescale.

2654/18 FREEDOM OF INFORMATION ACT POLICY

The policy had been circulated prior to the meeting.

RESOLVED: Councillors agreed to adopt the Freedom of Information Act Policy.

2655/18 HARASSMENT POLICY

The policy had been circulated prior to the meeting.

RESOLVED: Councillors agreed to adopt the Harassment Policy.

2656/18 REPORT OF THE FINANCE COMMITTEE 26.11.18

The report had been circulated by The Clerk prior to the meeting.

RESOLVED: To adopt the report of the Finance Committee.

2657/18 PRECEPT 2019 / 2020

RESOLVED: The Councillors agreed to maintain the level of the precept for a Band D house at £35.82 per annum. The Council Tax base for 2019/20 was 1157, the precept would be set at £41,443.

2658/18 FINANCE

a) Receipts since last meeting:

RBS: Interest 31.10.18	£ 6.00
Shortstone Memorials Ltd – monument fee	£ 170.00

b) Payments since last meeting:

None

c) Payments for Approval:

S. Reilly – Net Pay to 1 st December	£ 684.01
Cheque no 002804	
SDDC – Community room rent	£ 10.00
Cheque no 002805	
C Hawksworth – pavilion cleaning & supplies	£ 75.65
Cheque no 002806	
Local Government Act 1972 (Misc Provisions) Act 1976 s19	
Tree and Garden Services – pruning tree at Broomhills	£ 360.00
Cheque no 002807	
Public Health Act 1875 s164	
A W Lymn – headstone maintenance	£ 300.00
Cheque no 002808	
Open Spaces Act 1906 S9 & 10	
Woodgrow Horticulture Ltd – tree	£ 156.00
Cheque no 002809	
Cash – petty cash – postage, cleaning materials, telephone costs	£ 85.43
cheque no 002810	
Direct Debits:	
BT – Office telephone	

01.12.18	£ 66.00
British Gas – Broomhills Pavilion electricity 27.12.18	£ 77.21
Standing Order:	
Jaipur Restaurant – office rent	
01.12.18	£ 220.00

RESOLVED: The payments should be made

d) Bank Balances:

RBS Direct Reserve Account 28.09.18 £35718.20

Nat West Current Account 04.12.18 £37113.19

Repton Recreation Ground Account 14.11.18 £1062.68

2659/18 CORRESPONDENCE

South Derbyshire District Council: Police and Crime Commissioner Action Grants; St Ann's Well;

Repton WI – Christmas tree

Repton resident – electrical contractors on Burton Road

Repton resident – Dental Surgery advertising sign

RESOLVED: to note all correspondence.

2660/18 REPORTS TO NOTE

DALC: 15 – Spring Seminar, training;

RESOLVED: to note all reports

2661/18 DATE OF NEXT MEETING

Monday 14th January 2019 at 7.30pm in The Community Room, Fisher Close, Repton

The meeting closed at 9.00pm

CLOSED ITEM

2662/18 CLERK'S PAY SCALES