



## Rampton & Woodbeck Parish Council Meeting

Minutes of **Rampton & Woodbeck Parish Council** held on the 8<sup>th</sup> Jul 2019 in Rampton Village Hall, Manor Drive, Rampton, Retford, DN22 0JU. The meeting commenced at 7:00pm.

**Members Present** Cllr Muriel Arden Vice-Chair  
Cllr Pam Hawkins Cllr Ivor Lewin  
Cllr Felicity Ferriter

**Also, Present** Ed Knox Clerk/Responsible Financial Officer  
Dist Cllr Ant Coultate  
5 Members of the Public

380 To Advise Site Health & Safety

Cllr Arden welcomed the public and advised the location of the fire exit assembly point, fire exits & toilet facilities.

381 To Approve Apologies for Absence

The council **resolved** to accept the apologies of Cllr Hauton who is working away, Cllr Bullimore who is arranging care for an elderly relative in Essex and Cllr Kyle due to illness.

382 To Record Declarations of Interest in any items to be discussed

None.

383 To Approve Minutes of the Previous Meeting

After discussion, the council **resolved** to accept the minutes. The chairman signed the minutes of the previous meeting as a true and accurate record.

384 Finance:

1. To Approve Payments:

The Council **approved** the following: -

| <u>Payee</u>           | <u>Item</u>  | <u>Amount</u>         |
|------------------------|--|-----------------------|
| Cllr Hauton            | Village Hall Warden Mobile Phone 14.05.19 – 13.06.19           | £4.51                 |
| R & R Motors Ltd       | Fuel for Parish Mower  | £34.00                |
| Penbrice Interiors Ltd | Curtain Track Cord Pulley – Village Hall                       | £4.89                 |
| Hawlec Electrical Ltd  | Electrical Repairs following Hardwire Testing Sockets & Lights | £108.00               |
| Lidsters Merchants Ltd | Parts to Make hand-gate Pinder Park                            | £30.24                |
| <b>Total Payments</b>  |  | <b><u>£181.64</u></b> |

2. Receipts:

| <u>From</u>                  | <u>Item</u>                                      | <u>Amount</u>         |
|------------------------------|--|-----------------------|
| Chair & Hatha Yoga           | Village Hall Hire                                | £80.00                |
| Pilates                      | Village Hall Hire                                | £40.00                |
| Bingo Mania!                 | Village Hall Hire                                | £20.00                |
| Rampton Table Tennis Club    | Village Hall Hire                                | £96.00                |
| Bassetlaw District Council   | Village Hall Hire European Election Day 23.05.19 | £320.00               |
| Tuxford Post Office Outreach | Post Office Hire Mar-June 2019                   | £241.87               |
| <b>Total Receipts</b>        |  | <b><u>£797.87</u></b> |

Bank Balances

The Current Account Balance **£23,101.09\***  
The Deposit Account Balance **£5,465.31**

\* £550.00 ring-fenced for Flowers for Planters, \* £7,969.20 ring-fenced for Community Noticeboard & Woodbeck Gateway signs. All these items are grant funded. \* £2,118 VAT refund ring-fenced for Landswap Legal Fees **Total Funds Ring-Fenced £10,637.20**

385 To Receive Information on the Community Housing Fund

The chairman agreed for Karen Tarburton to speak with the Council. Karen gave a talk in the Homes England Government Grant Scheme, a summary of which was:

- A fund for a feasibility study for community housing projects.

- The Application process is complex, long and arduous, Harworth Parish Council almost at the point of finishing the application to receive £47k of funds for their study to convert an old school.
- Bassetlaw are about to employ a Community Lead Housing Enabler Officer to help Parish Councils and others who wish to apply for the grant and go through the feasibility process.
- Questions over 'who' would run the process, it will be a lot of work for the people involved.
- If homes are built, who would oversee them long term, as 'the housing office/manager' type role? And how would this be funded?
- The homes could only be built on Parish Council Land and would be owned by the Parish Council forever and cannot be sold.
- The Parish Council only owns South Inge Yard which is the 7 acres of land behind Pinder Park as far as the phone mast and the 4.81 Acre rectangular Forest Garden Field, located halfway between the School and Rampton. Therefore, the potential locations are limited.
- The Public must be consulted at each and every stage, and it is their decisions which influence how the process goes.
- The first question to the public would be, 'Do the residents of the parish want to see any community housing built on the parish council land?'
- The size of the homes was discussed, Karen explained it could be as little as 1 property or several, it could be homes for young people and families wanting to get a home in the parish as a starter home to rent or it could be bungalows for the elderly, or a mix of the two, depending on what the people do or don't want to see.
- The question was asked if this can be built at all on private land? Karen advised it cannot and can only be on local authority land.
- The homes if built, they could never be sold in their entirety, the option would be to have totally Parish Council owned homes rented for perpetuity or part buy/part rent shared ownership, where the Parish Council owned the larger share of the property and the other share the tenant buys and then sells on if they decide to move, to the next tenant.
- Karen reiterated that if this was proceeded with, it's all about public consultation, lots of open days and surveys to engage with the public at each and every stage. For example, the public would have to decide if they want the homes in the first place, if they do, are they happy for them on the council land, if they are, how many homes do they want, what sizes of homes, styles of homes, mixture of homes and so on.
- Architects would be employed to draw at least three versions of plans for the properties and the public would have to be consulted to choose which is their preferred option and/or aspects from those drawings.
- If the feasibility study proceeded and if it concluded it was possible to proceed with building of community parish council homes, then the next stage of Funding would be that the Govt will fund 90% of the build costs.
- Where does the remaining 10% of build cost come from?

After discussion, Cllr Ferriter **Proposed** that the Parish Council calls an extra meeting in August, invite the Neighbourhood Plan Steering Group, Karen Tarburton and the newly appointed Bassetlaw Community Lead Housing Enabler to the meeting to ask questions about the process from start to finish and then the Council can decide if it wishes to proceed with an application for the feasibility study. The Council unanimously resolved in agreement. **Action**, the Clerk to arrange a date for a Monday in August.

### 386 To Receive Landswap Update

The Clerk advised that he had spoken with the Senior County Council Planning Enforcement Officer and reviewed the Aftercare reports, site visit reports and associated documentation between the Planning Dept and Tarmac. The outcome of which has revealed the presence of Great Crested Newts in the Pond area. Minutes of the Parish Council in 2009 mention that a potential future use of the pond area could have been a wildlife nature reserve with potential for a fishing pond. The Clerk checked with the Angling Club who rent Rampton Wharf, for the pond to be viable for fishing it would take a large amount of excavation and clearance on the site. The Clerk had an informal talk with the Planning Dept and they advise that planning permission would not be forthcoming, due to the protected species now living in the Pond area. Therefore, the Pond area is a financial liability, it cannot potentially generate any income and will require hedgerow and other grounds maintenance, with a safety risk of the water to the public etc.

The Clerk asked the Council not to accept back any of the pond due to the costs and liabilities involved. Upon checking the terms and conditions of the 1996 lease with Redland Aggregates Ltd, and speaking with the Parish Council Solicitor and Wardell Armstrong Mineral Agents Ltd the requirements of the lease are applicable to Tarmac as the successor of LaFarge and Redland. There is a clause in which Parish Council can insist that the tenant purchases the water area of 2.5 acres from the Council. This is where the Landswap originated from, when in 2009 the Parish Council instructed the tenant to explore this as an alternative option to the purchase of the pond area.

The 1996 lease and its maps state that the Parish Council land area is made up of 10.695 acres of land made up of the following former fields:

- Surveyor of the Highways North field (top half of the L-shaped field) 3.369 acres
- Surveyor of the Highways South field (bottom half of the L-shape field) 4.846 acres

- Pinder of Rampton field (now part of the pond area) 1.98 acres
  - Moorpool Charity field (now part of the pond area) 0.5 acres
- Total 10.695 acres**

However, the Clerk checked today with David Walker Ltd and they now state that they think it is possible that the original maps were potentially inaccurate (undersized) and there may be a slight shortfall to the Parish Council in land, they will check modern digital maps and satellite images to double check and report back.

They will check the land sizes of all the land owner of the former quarry area and contact those owners if they find that their lands are in anyway undersized.

If there is a shortfall to the Parish Council, the council should either accept additional land if Tarmac have additional available, or receive financial compensation equal to the size of the shortfall in what is known as restored agricultural land valuation which is in the terms of the original lease.

David Walker Ltd also realise that the badgers set mound is an island within the council field and therefore an area which is now permanently lost for future agriculture. The Clerk asked David Walker Ltd to check and see if this has been calculated into the area returning to the Council under the land swap, if not, this too will be an area of short fall and the parish council will be suitably compensated.

In summary the Clerk suggested that the Council **1)** rejects the offer of being donated the pond area and suggests that Tarmac hands this over to Nottinghamshire Wildlife Trust for future care and ownership. **2)** The Council accepts the 0.88Ha of land marked on the April David Walker Ltd map in exchange of the 2.5 acres of Pond Area, once that final checks have been made over the land sizes, on the proviso that, if it is proven there is still a shortfall of land owing to the council, additional land or financial payment is therefore made to the Council for any shortfall of land.

Cllr Ferriter **Proposed**, Cllr Arden **Seconded** that the aforementioned suggestions from the Clerk are enacted and the Council unanimously **resolved** to proceed with this course of action. **Action**, the Clerk to inform Wardell-Armstrong, David Walker Ltd and the Parish Council Solicitor.

The Clerk then mentioned that the next Aftercare Meeting organised by the County Council is at 10:00am on 11<sup>th</sup> October at the former quarry area and suggested a parish councillor should attend.

387 To Proceed with Strimming via Acer Landscapes Ltd

Cllr Lewin advised that he had contacted Acer Landscapes and it will cost £680 net, per year to strim during the growing season of the year. The clerk explained that this would be paid monthly standing order and work out as an additional 20p per month for band D and 13p per month Band A Council Tax-payers next year. To undertake the strimming properly takes approximately 3.5hrs per session. Had this been done by the village warden it would cost £550 a year in wages, however the council would have to purchase petrol strimmer, pay for the fuel for the year to run it, the maintenance and service of the strimmer, the PPE equipment for the employee and the employee would have to be able to go on a lengthy training course in strimming at the councils expense, therefore it is cheaper to outsource this task. After further discussion, Cllr Lewin **Proposed** that the Acer Landscapes quote be accepted. The Council unanimously **agreed**. **Action**, the Clerk to inform Acer Landscapes and update the monthly Standing Order.

388 To Receive information from meetings attended by Parish Councillors

- **Bassetlaw Parish Forum meeting**, Retford Town Hall, Monday 24<sup>th</sup> June 2019: Cllr Bullimore attended, advising the clerk in his absence that the meeting included:

**Transportation:**

- Discussion on Transport: Notts County Council NCC spending £1.85m out of £4.1m budget on small villages.
- Several villages operate a pre- bookable service which provides access when people need it. However, demand can occur at peak times for example 9.30 am to meet doctors' appointments.
- NCC working with doctors' surgeries to try to have appointment times available to match transport.
- NCC public Surveys found that punctuality and reliability of buses are more important than cost.
- NCC Planning Obligations Strategy was adopted in September 2018 and can ask developers for contributions for public transport.
- **Transport on Demand:** On quieter routes, if there are only 1-2 passengers then the route does not need a large bus. This service currently operates across several villages to Retford, North Leverton, Tuxford, Rampton. There is no fixed time for buses. Users phone the day before requesting service. However, NCC wants people to retain services, and wants local villages to use their newsletters to communicate to residents as NCC want people to use the buses.
- **Green Buses:** Fully electric operated buses operating in Nottingham City area which charge at night. In Bassetlaw Stagecoach is the main operator. An electric bus can cover 200 miles a day but route lengths in Bassetlaw are near the limit. Batteries weigh four tonnes and need smaller coaches. The challenges are to find a location for the infrastructure and are reliant on the electric companies for charging points. Need a miniature substation to charge buses. An electric bus is three times the cost of a conventional bus. Government funding covers 90% of the extra cost.

- **Bus Routes:** Do buses go where people living in Bassetlaw want to go? Due to geography people want to travel to outside the district for example Doncaster Hospital - have to get three buses. NCC are working with the Hospital Trust, Integrated Care Partnership, bus company and Community Transport to resolve.
- **Bassetlaw Transport Summit:** Bassetlaw Integrated Care Partnership is a partnership of key local organisations in the health, social care, local authority and community and voluntary sectors working with Bassetlaw communities and other local partners to deliver better and more efficient services for Bassetlaw residents. A Transport Summit will be held in **Carlton in Lindrick on Thursday 19th September 2019** from 10am to 1pm at the Cleveland Community Centre on Cleveland Close. The aim is to bring local partners together to talk about transport in Bassetlaw; what is happening, what is planned, how can they work together to improve the transport offer in the district. They're expecting representatives from the rail and bus industry as well as the acute hospital provider, community car schemes, patient transfer service and voluntary bodies. Parish Councils in the district are welcome you to the meeting, where there will be the chance to engage with local providers and bring local ideas around transport. Clerks to notify Benjamin Eckersley.

#### **IGas Fracking Update:**

- Tinker Lane, Barnby Moor: Operations have ceased. The area will be restored to agricultural land in 2019
- Spring Lane, Mission: Core samples from the exploratory borehole have been sent for analysis to USA to determine if it is commercially viable. All the equipment has been removed, fencing taken down and protestor damage restored. No full planning application has been made for the site.

#### **Bassetlaw Election Results:**

- Following the elections, the Bassetlaw District Council has 37 Labour, 5 Independent, 5 Conservative & 1 Lib Dem Councillor

#### **Bassetlaw Museum:**

- Many people have object that helps to tell an interesting and unique story and Bassetlaw Museum is asking local residents to share their objects and stories as part of a new exhibition at Bassetlaw Museum that will run from 23rd September to 23rd November 2019. For more information visit the museum website or phone the museum.

Cllr Ferriter Advised she would attend the Bassetlaw Transport Summit on 19<sup>th</sup> September unless Cllr Bullimore wishes to go instead.

- **EDF Open Forum meeting,** Cottam Power Station, Wednesday 12<sup>th</sup> June: Cllrs Hawkins and Ferriter attended, Cllr Hawkins gave a summary of the meeting, which included:
  - The workforce is being re-deployed so at present only 20 face potential redundancy
  - A decommissioning and demolition team has been put in place of 45 people now planning and preparing the project.
  - A planning application has been submitted for West Burton C. This would be a peaking plant to come on as required. There are no plans to build it as yet; it is still in the planning stages.
  - No date set yet for the chimney and cooling towers demolition, no objections to public viewing this
  - Following a letter drop to Cottam residents, there was no response. Cllr Hawkins spoke with a Cottam resident who said they're only concern was the dust from the demolition.
  - Cllr Hawkins asked at the meeting if it was possible for EDF to look in to creating a cycle path from the end of Torksey Ferry Road on the flood bank around to the Torksey Viaduct. EDF advised that it would mean creating or changing existing public right of way, which would involve a number of external stakeholders e.g. Nottinghamshire County Council and the Environment Agency and asked for a map to be sent to the Station Managers PA indicating the Route (*The clerk has since sent this to her*)
  - Demolition materials will be moved by road and Cottam will speak with Sundown to try to avoid causing double excess traffic regards both the timings of the new Sundown expansion and the Cottam Power Stn decommissioning work.
  - No firm plans have been made on the future use of the site. The only decision that has been made is to return it to a brown field site. Our renewables business is looking at potential ideas around solar batteries but at this time it is simply a feasibility study.
  - Cllr Briggs from Stokeham Parish, asked if it was possible for the station to repair the potholes on Torksey Ferry Road. EDF agreed to discuss with Nottinghamshire County Council and the Environment Agency and discuss with the maintenance team for this to be carried out before station closure. EDF stated that **this would be the last time that EDF Energy would be able to carry out the repair** using station ash. Cllr Briggs had said he has a field down the bottom of Torksey Ferry Road and would like EDF to donate the dragging equipment to him so he can help maintain the road in future.
  - Local Community Groups and Parish Council advised to email a list to the Station managers PA to ask if there is any equipment they can be donated once the site closes, e.g. chairs, tables, office equipment and other types of equipment.

The Clerk advised that EDF have asked for confirmation of who can attend the next EDF meeting on Thursday 19 September from 09.30 – 13.30. The timings have been extended to allow time for a plant tour. Cllrs Hawkins and Ferriter agreed to attend. **Action**, The Clerk to inform the Station Managers PA.

389 To Progress the Neighbourhood Plan

The Clerk advised that Luke Brown Ltd the Consultancy Service for the neighbourhood plan has nearly finished the draft plan ready for the steering group to review. It is expected this will be received this week. It is hoped that this will mean that the final public consultation dates could potentially be held a little earlier, in August. This will be decided at the next steering group session on 22<sup>nd</sup> July.

390 To Receive Reports from District and County Councillors

Dist Cllr Ant Coultate advised that the EDF 'Helping Hands' sessions had helped several local communities including the Parish Council, he reiterated aspects of Cllr Hawkins report having attending the same meeting. Mentioning the School, Cllr Coultate has raised speeding concerns along Retford Road with the County Council under **case number 124234558** and will continue to chase this, in the hopes that the speed limit may be reduced. Regarding Policing, Cllr Coultate felt that the precept everyone pays is very high and there is little to no police presence in the villages. He will be raising these concerns and other policing issues at the Police meetings later this month in Retford Town Hall and at Tuxford. Cllr Coultate has attended his first Bassetlaw District Council meeting, where it was said there was a big push for environmental issues, especially the issue of plastic waste. He raised the issue of limited recycling provided by the bin collections, where he used to live in Leeds the council collected and recycled a lot more material, including a home glass collection, which Bassetlaw do not. Cllr Coultate was advised that the current recycling contract for our district is a 20-year term with Veolia Ltd and this is the reason why it has not altered to include additional recycling materials. Cllr Coultate ended by saying he has a small District Councillors Community Grant Budget, which he can make £250 donations to local groups, the fund is small, so he wants to prioritise this to only those who cannot truly afford things themselves, to groups who are in real need of support to continue. Cllr Coultate would like to hear from anyone who might fit into this category within the Parishes of his Ward.

County Cllr John Ogle did not attend.

➤ Adjournment – 15 Minute Public Forum

Cllr Arden adjourned the meeting to allow members of the public to speak. A member of the public asked about the Laneham Street Flower tub, Cllr Lewin advised that EDF Helping Hands Scheme had ended so the power station were unable to help relocate the tub to the entrance of Orchard Drive. Cllr Ferriter suggested that Cllr Lewin contacts Cllr Briggs of Stokeham Parish to ask if he can move the unit with his farming equipment.

A Diana Eyres Educational Foundation Trustee asked if they will get a similar outcome to the parish council regards the Pond area because it currently owns half the pond. Cllr Arden and the Clerk clarified that whilst the Diana Eyres land and its dealings with Tarmac are not the Parish Council's concern, it may be worthwhile Diana Eyres checking the terms of their own lease (which the Parish Council do not have a copy of) and then seeking to negotiate their own way forward with Tarmac via Wardell Armstrong Mineral Agents, David Walker Ltd because Diana Eyres can only ask for whatever is included within the terms and conditions of their own lease. The Clerk said that it will be clauses put in the Diana Eyres lease by whoever the Trustees of the charity were around 1996. The Trustee said they would check their lease.

A member of the public on behalf of Woodbeck Residents Association asked for an update on the village signs. The Clerk advised there had been a delay due to both a fault with equipment at the foundry and also because last year, the County Council blanket approved all grant applications for village gateway signs across Nottinghamshire and as a result, Malcolm Lane Ltd were inundated with applications for signs as the only provider allowed to supply the signs. Hopefully the install date will be soon.

Cllr Arden reconvened the meeting.

391 Date/Time/Location of Next Parish Council Meeting

**Monday 9<sup>th</sup> Sep 2019 – Woodbeck Community Centre – 7:00pm with an extra meeting in August at Rampton Village Hall, date to be confirmed, for the Community Housing Grant discussions.**

**In accordance with the Public Bodies (Admission to Meetings) Act 1960 the following agenda item shall be closed to members of the public due to the confidential nature of staffing matters.**

392 To Review Additional Hours for the Village Warden Role

Cllr Lewin has reviewed the workload of the warden which has increased due to various reasons, extra grass cutting, flower planter maintenance and additional equipment to trim and maintain on the park. The tasks of the warden involve a mixture of weekly, fortnightly, monthly, six weekly and less frequent activities. There is enough work to keep

the Warden role permanently busy for 21 hours per week. In the summer months it is a few hours more than 21 and in the winter a few hours less, averaging at 21 all year around.

The warden makes short journey's around the parish each week by car due to the need for transporting his tools and equipment, approximately 120 miles per year, therefore the Council ought to cover fuel/mileage of approximately £50 per year for the role.

The Clerk advised that to increase the Wardens hours would require an additional £1063 this financial year and £1,638 in 2020-21 allowing for a full financial year, predicted minimum wage increases and fuel allowance.

There is currently £2,884 of VAT to reclaim this year and £2000 of it is ringfenced for the Landswap, therefore the majority of the Wardens wage increase in 2019-20 can be covered by the VAT reclaim for 2019/20. In 2020-21 the additional cost of £1688 to the tax-payer would be equal to 33p per Band A house per month and 49p per band D house per month. Cllr Lewin **Proposed** that the Village Warden's hours are increased with effect from 15<sup>th</sup> Jul 2019 to 21hrs per week.

After further Discussion, relating to ensuring a fair hourly rate is debated, the Council felt that Sam did an excellent job for the parish. The increase to the tax-payer very small. Cllr Hawkins **Proposed**, Cllr Ferriter **Seconded** and the Council unanimously **Resolved** to **1)** Update the Wardens Contract of Employment to reflect an increase to 21 hours per week.

**2)** Include a mileage fuel allowance of 120 miles per year in the contract, **3)** Arrange one month's back pay. **4)** Add Wardens Salary Review to the September meeting with a view to potentially increase his hourly rate.

**Action**, the Clerk to send thanks to the Warden for his hard work and to arrange the increases, update the contract of employment and add an item to the September meeting.

393 Closure of Meeting

There being no further business, the Chairman thanked everyone for their contributions and closed the meeting at 9:15pm.

Signed \_\_\_\_\_ Date \_\_\_\_\_