# Castle Donington parish council

Minutes of the Committees Meeting held on Thursday 10 February 2022 at 7.00pm at The Community Hub, 101 Bondgate, Castle Donington

### present : Cllr S Ambrose-Jones, C Burton, G Dalby, M Kitchener, B O’Dowd , R Sizer, M Rogers, A Saffell, K Shatford and A Sowter.

### 044/22 apologies: Cllrs L Cope (personal), C Hills (personal) and G Roberts (personal).

**045/22 ABSENT:** Cllr M Barker-Lane.

### 046/22 DECLARATIONS OF INTEREST:

Cllr M Rogers declared a pecuniary interest in planning application for his own property.

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### 047/22 PLANNING COMMITTEE

1. Planning applications February.

**RESOLVED:** To make the following comments:

|  |  |  |  |
| --- | --- | --- | --- |
| 22/00136/FUL | 17 High Street | Erection of detached annex | No objections as long as the Conservation Officer is satisfied. |

1. Planning decisions.

**RESOLVED:** To receive planning permissions/dismissed received for February.

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| --- | --- | --- | --- | --- | --- |
| 21/00939/FUL | 94 Bondgate | | Chang of use to 4 offices (Use Class E) | No objection as long as the Conservation Officer is satisfied | Approved |
| APP/G2435/D/21/3278995 | | 5 Bentley Road | Raise overall roof height to facilitate loft conversion, single storey front extension and 2 no. dormer windows to front roof slope | No objection | Dismissed |

1. To receive information regarding appeals

|  |  |  |  |
| --- | --- | --- | --- |
| APP/G2435/W/21/  3283016 | 7 Garden Crescent | Erection of bungalow (outline - access only) | OBJECT as per previous applications 15/00145/OUT and 20/00881/OUT. The application does not meet the criteria/guidelines of Policy D1 of North West Leicestershire Local Plan or sections 122, 127 and 130 of NPPF as it detracts rather than improves the character of the locality. This is the third planning application relating to this land and refused appeals. |

### 048/22 AMENTITIES COMMITTEE

1. Queens Platinum event – Update report.
2. Queens Platinum – “Tea Party” in conjunction with Friday Group – Update report.
3. Queens Platinum – Discussions around a possible remembrance gift for children.
4. Events – To purchase signs and cones instead of hiring due to the increased costs of hiring.

**RESOLVED:** To defer these items to the next Full Council due to illness of the Chairman of the Committee.

### 049/22 RECREATION COMMITTEE

1. Moira Dale – Planning approved plans for councillors’ information. Update on progress, and the next stages.

The plans have been developed through consultation with the users of the facilities. A structural surveyor has examined the facility and how the two parts are joined, and has concluded, that there are no major issues. Details documents are being drawn up to allow the tender process to proceed. Amendments have been made to the plans to remove the urinals from the changing rooms, to allow them to be multi-use facilities. This was after consultation with Sport England and Football Foundation as part of the planning process. From the pavilion, it is now proposed to have only 2 doors opening on to the viewing terrace, so that these can be fully opening doors.

As part of the Mechanicals and Electricals report, conversations have been had about the viability of have photo-voltaic panels; the outcome of this possibility versus the costs is awaited.

Discussions need to be held with the existing users, to try and work a timeline of work to be incorporated into the programme of works at the tender stage. The works are likely to be 24 weeks duration and will be awarded through a JCT Turnkey Contract, the same as that used for the Community Hub project. **RESOLVED:** To review and accept the plans as sent out to all councillors, as per the approved planning application, with the amendment to the access doors on to the viewing terrace, being reduced from three to two.

1. Footpath L57, across Moira Dale playing field – Update report.

This is work proposed as part of the Development Consent Order as part of the SEGRO development planning permission.

* The proposed surfaced width of 2.5 metres being offset 0.75m from the fence / hedge to allow space for the hedge to grow and the reduce the need for you to constantly trim the hedge.
* The football pitch closet to the path is proposed to be moved back approximately in line with the far pitch so the path needs to be pulled in as far as possible at the eastern end. This will require the removal of vegetation and levelling of land.
* The existing bench to be removed.
* A K-frame barriers to be installed at both boundaries to the land. The existing access gate will remain.
* The existing bins to be relocated to a suitable location to be discussed further.
* The surfacing at the vehicle access gate will be wider and will run to the pedestrian gate into the school grounds.
* The existing garage access to the park from Moira Dale will be surfaced over its full width (subject to funds).

**RESOLVED:** To review and accept the conditions and works as detailed above from the LCC, and to request confirmation that the K barrier will be disabled friendly, but also stop motor bikes from accessing the area. Also, ask that the Parish Council works with the contractor and LCC, when works are being undertaken, to utilise any soil available on site to level off any areas on the football pitches and improving the play surface. The Parish Council will work with the contractor and LCC to agree a suitable time to undertake the work, bearing in mind ground conditions and users.

1. 3G – Discussions with college, NWLDC and Football Foundation – Update report.

Discussions are still ongoing with all parties. There are a number of questions that need answers to, before bringing this back to the Parish Council to discuss financial proposals as part of the approved Business Plan. These include ownership and management responsibilities, costs, location, loss of income for the Parish Council, etc. One of the other changes is the transition of the College from a single academy to that of part of a multi academy – East Midlands Education Trust (EMET), and with this comes the ability to access capital funds from different sources. The college has had initial dicussions with EMET, who are in the process of setting the capital fund priorities for the next month. Once there is a confirmation of the priorities, the College will be in a position to potentially progress this with the help and support of EMET.

**RESOLVED:** To receive the information.

Discussion took place regarding possible other sources of funding. **RESOLVED:** Cllr K Shatford to let the Clerk have contact details for Melbourne Sports, as they had been successful in applying for a number of different grants to fund their project.

1. Park Lane development – Open spaces – Update report.

* **POS**

In terms of timescales for laying out POS, they are still some way off completing these areas, and consider they will not be done until 2023.  Maintenance of these areas needs to be planned for inclusion in future budgets. They will have to maintain it for a period of 12 months prior to transferring the areas to the Parish Council. A realistic time frame for maintenance by the Parish Council is 2024/25.

* **Vehicular Access and Parking Area within the Village Park**

This matter has been discussed with the Development Consortium, and whilst it may be feasible it is not a requirement under the Outline Planning Permission.  The approved masterplan for this area clearly shows a playing pitch within the ‘Village Park’ area, but this does not include ancillary facilities to that playing pitch, including a car park, and neither does it show a vehicular connection, only a pedestrian connection. In this regard, they have no obligation under the Outline Planning Permission to provide such a facility. Furthermore, the cost for such has not been accounted for and this is a big consideration for the Consortium.

Parish Council to request that the grading of the area nearest to eh vehicle entrance is done in such a way to allow parking for up to 30 cars, flat/not planted so that the Parish Council has the option to make this in the car park at the appropriate time.

* **Section 106**

It has been confirmed that trigger point of 200 occupied dwellings has been met, therefore the Consortium businesses will be invoiced for their appropriate portion of what is owed.

**RESOLVED:** To review and accept the proposals from the developer, but to request that an area near to the access gate on the open space, is levelled and left tree free, for possible future creation of a car parking area by the Parish Council.

1. College – Use of pitches and academy transfer – Update report.

College to update on academy transfer

* The transition to the multi academy – East Midlands Education Trust (EMET) has now concluded. The is little difference for the pupils and teachers, however, there are some changes to background staff, with the finances and HR being centralised through the main Trust offices.
* The Parish Council will continue to liaise through its known contacts as previously.
* Plans are progressing to the car park to improve pedestrian safety and increase capacity for parking. The main gates will be via an automated gate, similar to many other schools.
* Works to provide additional classrooms are still in the planning stage. This is a modular build for 4 classrooms. Further plans to develop an area to the front of the school will be coming forward as part of a second phase.
* Access to funds for capital projects is improved with the transition to EMET.

**RESOLVED:** To receive the information.

1. Community use of football pitches

* Moles are causing issues on the pitches, making one of them unplayable. The College are going to obtain the services of a mole-man again, to try and resolve this issue.

**RESOLVED:** College to undertake mole works and advise the Parish Council when this has been done to allow additional repair works to the pitches to be undertaken.

* Maintenance undertaken and still to be done by LCFC. There is still some programmed work to be undertaken to improve the condition of the pitches. Until the mole situation has improved, this cannot take place.

**RESOLVED:** Further works, as part of the approved plan will be undertaken once the mole situation has been improved.

* In terms of general maintenance, the College will continue to arrange this. The Parish Council are to advise them of the mowing standards (levels of grass) so that the pitches are FA standard in mown condition. **RESOLVED:**  To receive the information.

* Marking of the pitches will be a joint initiative, with Ulyett working with the College contractor. **RESOLVED:**  To receive the information.
* Access arrangements for maintenance and matches. These remain unchanged. **RESOLVED:**  To receive the information.
* The college continue to use the pitches for their recreation activities. The level of use is to be monitored to ensure that any work undertaken by the Parish Council is not being undone by overuse of the facilities by the school. **RESOLVED:**  To receive the information.
* Running pitch – A running pitch needs to be installed by the College mid-March. Discussions as to how this will impact the use of the pitches took place, and the College are going to check exact date of installation of track and ask about the track being marked in a different colour to the other markings. Parish Council is to confirm what pitch requirements are needed after March. **RESOLVED:** To work with the college in terms of access to the football pitches and the marking of a running pitch.

1. College grounds maintenance contract. It was confirmed that the College is on a rolling contract with their existing contractors. This is something that may be reviewed over the next year. **RESOLVED:**  To receive the information.

1. Dual use scheme with NWLDC. This is still in place, with holiday activities, weekly clubs, parties, etc. At this stage there are no plans to reduce or change the offer. **RESOLVED:**  To receive the information.
2. Campion Hill /Spittal Hill – Severn Trent Water – Update report.

A compensation offer has been made in the statutory minimum based on recognition and landowner time in the sum of £375.00. The Parish Council is to accept the amount offered as the pipe is already in, and it did not cause the Parish Council any issues when the works were undertaken. **RESOLVED:** To accept the amount being offered at £375.00.

1. Campion Hill /Spittal Hill – Gas – Update report.

Conversations are still ongoing about the laying of a gas pipe. The Clerk has suggested that the only way for a pipe to be laid, is the same as the water pipe, i.e., boring. Confirmation of how the work is to be done, and a site meeting with the contractor are still waiting to be confirmed. Until such time the Parish Council has not agreed for the work to be undertaken. It is proposed that a compensation payment in the region of £500 should also be requested. **RESOLVED:** To only the works to be undertaken if it is agreed that the works will be undertaken to the satisfaction of the Parish Council, ie the pipe is bored through the ground, not the ground dug up. **RESOLVED:** The Parish Council will request a compensation payment of £500 from the developer.

Meeting closed 7.55pm

Signed \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Print Name \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_