

MINUTES OF WILLINGTON PARISH COUNCIL MEETING HELD ON TUES 11.3.08 IN THE OLD SCHOOL, CASTLEWAY, WILLINGTON

PRESENT: Mr K. England (Chairman) Mr A. Bamford, Mrs C. Carter, Mrs F. Crocker, Mr K. Gibbs, Mr R. Lipscombe, Mrs L. Oakley, Mr K. Overton, Mr P. Ricketts. Mrs C. Gow (Clerk). C/Cllr M. Ford. 10 members of the public.

Immediately prior to the commencement of the meeting Messr Alan Smith and Andrew Boyce, representatives of Repton Restoration Ltd., gave a short presentation on their company's excavation work on the former Hanson's land off Repton Road. Mr Smith answered questions from both the Parish Council and members of the public present. The work should be completed within 18-24 months.

571 APOLOGIES: Messrs M. Coxon & D. Nicholls. D/Cllr A. Hood.

572 DECLARATION OF INTEREST: Nil.

573 POLICE BUSINESS:

Canal Bridge, on-road parking, improvement noted.

Old Hall Drive/Vere Close – intruders in rear gardens reported to Police, believed to be nuisance youths.

574 MINUTES:

RESOLVE: That the Minutes of the meeting held on 12.2.08 were approved and signed by the Chairman.

575 DISTRICT COUNCIL MATTERS:

Waterside – rainwater run-off. Developer to install temporary drain while development is ongoing.

576 COUNTY COUNCIL MATTERS:

Repton Road, opposite Bargate Lane to River Trent bridge. Footway – encroaching undergrowth reported to DCC for their attention.

Twyford Road footway, frontage of No. 9. Request for continuing footway passed to DCC.

B5008 new island to Toyota interchange – request for road markings/signage passed to DCC.

B5008 Etwall Road – recent flooding being looked into by DCC/SDDC.

Castleway – new zebra crossing. Request that erection of signs/belisha beacons be carried out without delay has been passed to DCC.

The meeting was then opened to members of the public who raised various matters including the lack of footway/cycle path from the A38 flyover to Egginton crossroads, the new zebra crossing, burial ground space, molly weeds and proposed web site.

At 7.55pm the meeting continued.

A5132 Castleway to Egginton crossroads - concern about lack of footway/cycle path to connect with footway from crossroads to Etwall/John Port School. Letter to be sent to DCC reiterating Members concerns. **ACTION – CLERK**

Molly, outside former Calder Industries premises. Letter to be sent to Environment Agency requesting that they carry out an inspection of the molly for intrusive weeds. **ACTION - CLERK**

577 PROPOSAL FOR LAND EXCHANGE BETWEEN WILLINGTON PARISH COUNCIL AND No. 9 SPILSBURY CLOSE, WILLINGTON:

The Parish Council would gain approximately 66 square metres of land at the end of Bridleway 11 and not lose any views overlooking the River Trent as parishioners walk down Bridleway 11. The brick wall that outlines the boundary of No. 9 would be replaced with wooden fencing. After discussion the following resolution was passed.

RESOLVE: That the exchange of land be approved subject to the following provisos (a) any new boundary fences to match existing. (b) The land to be non-transferable. (c) The height and structure of the new fence down to the riverbank to comply with current Environment Agency regulations. (d) The setting-out to be to a fixed point.

Mr Bird and Ms Norman of 9 Spilsbury Close to be advised of decision. **ACTION – CLERK**

578 GENERAL PROCEDURE FOR PLANNING APPLICATIONS:

The procedure for dealing with planning applications was reviewed and confirmed as follows. On receipt of the planning application from the appropriate planning authority (SDDC or DCC) for comments, it is circulated to members of the Planning Sub Committee, who are empowered to respond on behalf of the full Parish Council. When circulation is complete, the Clerk submits any comments to the planning authority within the timescale allowed, a copy of the submission is sent to all members simultaneously. Details of applications received/comments submitted are included in the minutes of Parish Council meetings.

579 PUBLIC PARTICIPATION AND PUBLIC MEETINGS:

Members of the public who wish to speak during the public participation session at meetings will be asked to introduce themselves, stating their name and street where they live. They will be advised that their comments are not for discussion at the meeting.

It was agreed that as members of the public are free to attend Parish Council meetings, each monthly meeting is in effect, a public meeting. The Clerk reminded members that a extraordinary meeting can be held if the need arises.

580 PARISH PLAN:

Derbyshire Rural Community Council have, to date, not rescheduled the cancelled training session from last year. Enquiries to be made with DRCC. **ACTION - CLERK**

581 REVIEW OF EFFECTIVENESS OF INTERNAL AUDIT:

Mr D. Nicholls carried out a review of the effectiveness of the system of internal audit at the Finance Committee meeting held on 19.2.08. Following the meeting further evidence was obtained from the Clerk and the current Internal Auditor. The outcome of the review is detailed in a report compiled by Mr Nicholls dated 24.2.08. This has been reviewed by the non-Finance Committee members of the Council who have no concerns. All Parish Councillors have received a copy of the report.

RESOLVE: That on the basis of the information provided within the above report, the review by the non-Finance Committee members, and the evidence provided, the full Willington Parish Council publish a statement of internal control (statement of assurance) that the internal audit system is effective.

582 MINUTES/REPORTS FROM SUB COMMITTEES/OTHER GROUPS:

(a) Finance Sub Committee

A meeting was held on 19.2.08 and a copy of the notes of the meeting are held on file.

RESOLVE: That the year-end carry forward (approx. £23,600) be ear-marked for (a) Infilling former bus shelter £2500 (b) Picnic benches x 2 £900, (c) Litter bin £150, (d) Play equipment £3000, (e) Pavilion showers refurbishment £2000, (f) Funding for assets renewal £15050 approx. (*remaining balance at 31.3.08*).

RESOLVE: That the following Summer Holiday Schemes be booked – 2 x Sports Mobile £120 per visit and 2 x Inflatable Laser Games £175 per visit.

583 PLANNING MATTERS:

(a) Planning applications received and dealt with as follows:

9 2008 0137F

Erection of a machinery store on land off Castleway Willington (Bowler)

Comments (1) Building would be less intrusive from the road and adjacent dwelling if it were re-sited behind the chicken sheds (2) There is insufficient screening

9 2008 0144 FH

Erection of an extension at 1 Spilsbury Close Willington (Bowcott)

'No comments'

9 2008 0222 F

Erection of two semi-detached dwelling at 25 Mercia Drive Willington (Johnson)

Comments (1) Infill inappropriate, detrimental to the appearance of surrounding area. (2) Will cause further congestion on a narrow road. (3) Objections submitted by Mr M. Lowe in letter to SDDC dated 29.2.08 fully supported by WPC.

9 2008 0237 FH

Retrospective application to convert garage to annexe 5 Twyford Road (King)

Comments - In view of the closeness of the railway bridge, considered insufficient off-road parking provision for the house and converted garage.

9 2008 0242A

Display of corporate illuminated signage at service station on Land at Corner of A50 and B5008 Etwall Road Willington Derby (Shell UK)

'No comments'

9 2008 0256F

Erection of a replacement dwelling at 9 Twyford Road Willington (Warren)

Comments – 1. Application is inconsistent. Proposed Block Plan states 'no parking is allowed to front of the property', but Design statement 'Access' paragraph states 'access provides vehicular and pedestrian access .. and provides good vehicular parking'. 2. New house must meet current parking regulations for new properties. If no parking is provided, congestion on Twyford Road would increase. 3. Footway fronting Ivy Lodge should be continued and maintained in front of any new property.

9 2007 1470 MI

Part outline application for B8 use of land with ancillary uses and part full application for a distribution building falling within Class B8 with offices, car, cycle and lorry parking and loading areas with a potential connection of the site to the national rail network at Land off A38/A50 Junction at Willington Etwall Road Willington Derby

Comments -

- 1. Rail served development – the Applicant's primary justification for treating the proposal as effectively an exception to adopted Local Plan Employment Policies 2 and 6 is on the basis that this will be a rail served development. The application description does not, however, include provision for rail connection, and there is a real risk of imprecise construction of any subsequent permission granted. The submission states that "the scheme provides for the potential for rail connection and this will be implemented according to end user demand and timing". This indicates that rail connection to the proposed development is by no means certain and neither is the timing of delivery of such provision in relation to development phasing.*
- 2. Six buildings, indicative parking spaces for in excess of 500 vehicles = massive increase in traffic on Etwall Road and further pressure on A38/A50 interchange.*
- 3. The application is for a Greenfield site, there are better Brownfield sites elsewhere and existing industrial estates more suitable for the purpose intended.*
- 4. The development would provide a low number of low skill jobs. There is no public transport for low paid workers.*
- 5. Traffic – Willington is already a rat-run to M42 and Birmingham, this will make matters worse.*
- 6. A number of trees are to be felled.*
- 7. 'Scale of Built Form', Doc. 1, shows a maximum building height of 18.25m This is very intrusive and not suitable in a rural landscape.*
- 8. The Company are over-egging the case of the regional plan for freight distribution.*
- 9. Allowance for 1 in 20 year storm is insufficient - needs to be 1 in 100 year.*
- 10. The application boundary includes an area on the Willington side of the railway crossing – any future development to this area would amount to being 'in the village', not on the outskirts.*
- 11. What are the B1 and B8 restrictions on usage – what 'could' it include, what definitely would it 'exclude'?*
- 12. The application states (Section 10) - "the application does not affect an existing footpath or bridleway". Footpath No. 9 (Etwall Road to A38) crosses the area and must be retained.*
- 13. The plans/maps provided are inconsistent – the construction of the adjacent Service Area is shown on some and not others.*
- 14. Building Orientation, Doc. 6 D & A statement, Sect. 3.J states largest building, Unit 3, is set against Etwall Road to 'minimise visual impact' – totally disagree, Hill Farm residents will have maximum impact.*

15. The application directly conflicts with the current tourism/leisure development of Mercia Marina, which, as a tourism development, is highly sensitive to visually intrusive elements in the immediate landscape, which this will be.

16. Flooding – more consideration should be given to water run-off into the stream that flows through the village centre, and which regularly over-flows in times of heavy rain. Clarification of rainfall/surface water volumes that enter the stream are required to measure against the maximum flow rate available through culvert running under Repton Road railway bridge, to check flooding potential.

Doc. 3, Map 12.1 refers to a 'small flowing brook' – not always the case. Although the site is not in a flood plain, the village is downstream. Doc. 3, 12.4 appears to say that flood risk to the village from the site is 'negligible/minor/no risk'. However, the rainfall/run-off feeds into Sand Brook and the village centre does flood already in heavy rain.

Ref. 12.4 – Foremark Res 1 km away from Egginton. Willington 2km away from site. These statements are incorrect.

17. Heavy goods vehicles – the village centre should be protected by a 7.5t weight limit on the B5008 (a narrow rural road) into the village from the new island.

If the application is granted a condition should be imposed banning all construction traffic entering/leaving the site via Willington village centre.

18. The closest residential area is the former Hill Farm development immediately opposite the proposed site and Danes Lodge on the northern edge of the development. This proposal would have a major effect on the resident's quality of life, depreciation in the value of their houses, noise, disturbance etc.

19. The effects of light spillage and noise generated from the 24 hour operation of the distribution operations on properties on Etwall Road, Findern Lane, Castleway, Derwent Court, Canal Bridge, occupants of moored boats, the tourist accommodation, and the three local public houses requires appropriate assessment.

20. The proposal will result in a fundamental change to the landscape character - giving an industrial view on entering the village. There is no attempt to screen the buildings. A similar development on the A38 in Staffordshire (Argos warehouse development) has proved that they provide little, low paid employment and are a blot on the landscape.

The loss of the rural view upon entry to the village will be significant. The application states that the land has been poorly managed in recent years. If this is a prerequisite for planning, where is the incentive for farmers to maintain their land if poor management results in easier planning consent?

B5008 Etwall Road, after leaving the newly constructed roundabout, is a winding, country lane which makes you realise that Willington is still a rural village. If this section of the road is to be upgraded, widened etc. to accommodate such a development, the whole impact of entry to the village will be destroyed.

20. Air quality is an issue of potential significance and should be given a high priority.

21. There will be disturbance to, and loss of, wildlife.

22. Potentially with all the proposed changes, Willington, as a village, is in grave danger of losing its rural appeal. Could a halt be called to all these changes before it is too late.

(b) Other planning correspondence

9 2007 1392 F

Erection of replacement dwelling at 9 Twyford Road Willington – withdrawn.

9 2008 0222 F

Erection of two semi-detached dwellings at 25 Mercia Drive Willington

Copy letter from Mr M.R. Lowe to SDDC objecting to the above planning application.

DCC & SDDC re Changes to validation procedure for Planning Applications and introduction of 1APP

Comments submitted:-

- 1) *'References to new buildings requiring separate connections to foul and storm water sewers' should be further enhanced with a requirement for new buildings and extensions within flood risk areas to be connected to drainage systems and not to soakaways.*
- 2) *Definition of 'major development' requested.*

584 CLERK'S REPORT & CORRESPONDENCE:

Report:

1. Footpath from BW 11 along bank of River Trent. Letter sent to DCC requesting update and advice re applying for further order. No reply to date.
2. Twyford Road recycling centre – w/c 22.2.08, bollard up-rooted by unknown party. Bollard re-erected, together with minor repair to height barrier.
3. Tennis Courts – one of the two tennis nets has been torn but is still playable.
4. Bowls Club – leaking toilet has been repaired.
5. Burial ground – Request for additional inscription on headstone revealed that ashes had been interred in a grave without permission. Retrospective application has now been made, the fee paid and permission granted.
6. Hall Lane play area – new fencing installed, old concrete bases and post taken out.
7. Request for Tree Preservation Orders Oaks Road. SDDC advise that as the land upon which the trees are sited is maintained by DCC Highway Authority, the trees are likely to be afforded more protection than if situated on land under private ownership. Advised to contact DCC - letter sent to Environment & Countryside Section. No reply to date.

Correspondence:

1. Consultation Paper – Orders and regulations relating to the conduct of Local Authority Members in England. No comments.
2. Natural England Seminar 7.2.08 – Public Bodies and your statutory obligations to biodiversity.
3. N.T. Killingley Ltd – letter of apology for being unable to fix a faulty item (additional section of fencing). **ACTION - RAC**
4. DALC circular no. 7/2008 – Draft Freedom of Information & Data Protection (Appropriate Limit and Fees) Regs 2007). No comments.
5. Mr G. Isham, Willington Hall re planning application 9/2005/1304 FH & 9/2006/1393 FH (erection of extension and detached garage at 6 Ferry Green). Reply to be sent advising that the Parish Council are a statutory consultee and requested to provide comments. They are not a Planning Authority and therefore not involved in any planning decisions. **ACTION - CLERK**
6. Mr J. Parker, Ferry Green re planning application detailed in 5 above. Reply to be sent as 5 above. **ACTION - CLERK**
7. SDDC – South Derbyshire Carbon Footprint Village, nominations required by 18.3.08. **RESOLVE:** That an application be submitted. **ACTION: LO & CC**
8. Willington OST – notice of increase in charges w.e.f. 1.4.08 c5%. Noted.

585 FINANCE – ACCOUNTS:

RESOLVE: That the Accounts listed at Appendix I be accepted for payment.

586 ITEMS FOR INFORMATION:

1. Safer South Derbyshire Partnership – Mercia Area Safer Neighbourhoods Group next meeting Monday 3.3.08 6.30pm Repton Village Hall. Agenda and notes of previous meeting.
2. DCC Memorandum re Installation of zebra crossing commencing 18.2.08.
3. DALC Circular 5/2008.
4. SDDC Flood Liaison next meeting 22.4.08, agenda to follow. Copy of revised Community Flood Warning maps for S. Derbyshire.
5. Email J. Orme re Mark Todd in the House speaking of S. Derbyshire development.
6. SDDC re Enhancement to brown bin compost scheme.
7. SDDC Recommendations & Reports of Committees for 24.1.08.
8. Email J. Orme/A. Gifford re Calder Site conditions.
9. DALC – explanation of the benefits of quality status.
10. SDDC Joint Meeting with Parish Councils agenda for 23.1.08 and Minutes from 24.10.07.
11. J. Orme/Burton Mail – Upping the Ante – Willington PS site development proposals.
12. Repton Area Meeting agenda and reports for 29.1.08.
13. CPRE Newsletter 2008.

Meeting closed at 9.45pm

P.K. England

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(Chairman)