

**MINUTES OF EXTRA-ORDINARY MEETING OF WILLINGTON PARISH COUNCIL  
MEETING HELD ON WED 2.6.10 IN THE OLD SCHOOL, CASTLEWAY, WILLINGTON**

**PRESENT:** Mr K. England (Chair), Mr A. Bamford, Mr M. Coxon, Mrs F. Crocker, Mr J. Evans, Mr W. Harding, Mr K. Overton, Mrs L. Oakley, Mr P. Ricketts. Mrs C. Gow (Clerk).

Mr E. Sutton (LSP Developments Ltd)  
14 members of the public.

Mr W. Harding having been appointed a Co-opted Member of Willington Parish Council attended his first meeting. He has signed the Declaration of Acceptance of Office. He has also completed a Register of Interests proforma which has been forwarded to South Derbyshire District Council.

**956 APOLOGIES:**

Mrs C. Carter, Mr K. Gibbs, C/Cllr M. Ford.

**957 DECLARATION OF INTEREST: Nil.**

At 7.07pm the meeting closed to allow members of the public present to speak on the agenda items.

A parishioner referred to the former allotment land at the rear of the playing field and asked if the cost of clearing, levelling and providing drainage had been looked into by the Parish Council.

Mr Sutton said surplus top soil from the new surgery works would be used to raise the land. They will consider including this in the scheme. If terms are agreed to take it forward they will make a commitment to costing the work.

The parishioner said a ditch at the rear of the playing field had wrongly been filled in some years ago and asked who had carried out this work. It was presumed National Power had done this when the ash pipe had been removed.

Mr Sutton said it may be that a culvert needs installing. He also said flood risk will be allowed for and the surgery site will be erected appropriately and with the correct drainage. A warranty from the Engineer should be sought. He said the project depends on reasonable cost. If the costs are too prohibitive it may not be deliverable.

At 7.10pm the meeting reopened.

**958 PROPOSED RE-PROVISION OF DOCTOR'S SURGERY – FINAL AGREEMENT OF  
WILLINGTON PARISH COUNCIL REQUIREMENTS:**

Mr Bamford outlined the Parish Council requirements detailed below which were then discussed and agreed with Mr Sutton.

1. That the land be leased not sold. Minimum term 150 years.
2. That the District Valuers report be revalidated.

3. That other requirements should not alter the value, for example a new ball stop fence. It was noted that if other requirements are too onerous the value will be reduced. Mr Sutton confirmed that if there is a shortfall between the District Valuer's Valuation and WPC requirements then this may be made up by LSP.

4. The Leasehold should not be transferred without the written consent of the Parish Council and that a restrictive covenant and planning control would cover this. Mr Sutton explained that the Ground Lease would be between the Parish Council and LSP, and LSP would assign this to the Leaseholder. Clarification of uses required (LSP). The Occupational Lease is between LSP and the GPs. A 21 year lease with 3 yearly rent reviews is the usual term, but LSP will try and get a 30 year lease.

5. End of lease. The Parish Council could have a buy-back clause and/or a share in added value. Notice of intention is required within 12 months of the end of the lease. Tenant has the right to renew. The Parish Council should not be left with a derelict building on site. Options required. Yielding up clause.

Mr Sutton referred to a similar type of project LSP had been involved with at Blackpool and agreed to obtain a copy of the wording used in respect of betterment for this case and for the wording required by the PCT and a definition of what this may include.

6. LSP agreed to include within any planning application for the provision of a pedestrian crossing and a request to lower the speed limit to 30mph. The Council are aware that this is a Highways matter.

7. The car park to be shared with users of the Medical Centre and playing field. PCT would be paying the rent for it and there would need to be levels of guidance for surgery use. There should be no big open space encouraging trouble.

8. To maintain the satisfactory size and orientation of the football pitch there may be a minor relocation eastward, this would mean the storage building being moved slightly also, towards the north of the site. In this instance, should the land require any works to facilitate this, such as levelling, this is to be undertaken. Surface water run-off issues will need to be considered to avoid flooding adjacent properties. At the same time there should be a general requirement to be a good neighbour to the adjacent properties. It would be of benefit to enter into the Considerate Constructors Scheme. To use selected excavated materials from the surgery works to fill, compact and trim at the rear of the playing field, to extend the said playing field, LSP to contact RWEpower for permission in this regard for the land currently in their ownership e.g. that of the former allotments. Mr Sutton said an elected representative may attend LSP meetings to be involved in the above planning.

9. Planning requirements to comply with PPG17 and all planning requirements of the Planning Authority.

10. Willington PC to have a say in the layout and external appearance to ensure it is in keeping with site location.

11. That the proposed surgery area be compared to the area of land to be acquired from RWEpower at the rear of the playing field. Mr Sutton said a degree of certainty was required before this went ahead.

12. Condition of playing field to be restored to the condition it was in before works commenced. Construction work to be sequenced so that there is continuity of use for football pitch.

13. Football pitch orientation and size to be unchanged. A very minor reduction in the pitch may be acceptable. Full details must be supplied with the plans.

14. Ball stop fence required. Appropriate wording will be included.

15. As a result of relocating the football pitch the storage building may need to be moved. This must be included in the planning application. Mr Sutton agreed that this can be provided by LSP at their cost.

16. Public FP No. 4 . boundary treatment required. Existing vegetation may need to be trimmed along the line of the footpath.

- 17. Potential expansion . one bite of the cherry only. The Parish Council were asked to consider if there is a small pocket of land that may be available for expansion in the future to safeguard location of surgery within Willington if further expansion is required in the future.
- 18. Retain hedgerow and trees parallel to Twyford Road.
- 19. To continue to look into alternative green sites to compensate for the loss of recreational land as per PPG17.
- 20. Marking out on site areas including the surgery and car park will take place when the project has moved forward and a public presentation is held.

The Members also asked for the following to be considered:

- a) The recycling centre to be incorporated if required.
- b) The existing surgery on Repton Road to be used for community/employment use. Mr Sutton said this request should be addressed to the GPs.
- c) The provision of outdoor multi-exercise equipment . again this request should be addressed to the GPs. WPC were aware of instances where funding has been provided by PCT for this.

Mr Sutton advised the meeting that

- i) funding for the development was still available.
- ii) they are continuing to explore other avenues for sites, in particular the land at the rear of Saxon Grove in the ownership of Hanson's Aggregates who have plans for residential development on this land. LSP have met with Hanson's to discuss the matter and will be meeting them again soon to discuss timescales. He assured the meeting he will keep the Parish Council informed at all times.

**959 PROPOSED RE-PROVISION OF DOCTOR'S SURGERY – PUBLIC PRESENTATION, DETAILS AND FORMAT:**

Mr Sutton said a timescale could not be agreed at this stage. They needed to meet with the PCT and GPs in regular meetings so that designs can evolve. He will come back to the Parish Council with a programme as soon as possible.

**960 EXEMPTIONS - Nil.**

The Chair thanked everyone for attending.

Meeting closed at 9.12 pm.

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(Chairman)