

QUORNDON PARISH COUNCIL

Minutes of the meeting of Quorn Parish Council held on Tuesday 3rd March 2009
at 7pm in the Council Chamber at Quorn Village Hall.

PRESENT

Cllr P Child (Chairman)
Cllr I Bexon
Cllr J Bloodworth
Cllr E Harrison
Cllr D Cawdell

Cllr K Paterson
Cllr T Rodgers
Cllr T Stirling

Borough Cllr R Shepherd (for minutes 09/54 – 09/60)
C.S.O. C. Kendall (for minutes 09/54 – 09/59)
P.C. M. Orton (for minutes 09/54 – 09/59)

Mrs Lindsay Swinfield Clerk
Mrs Melanie Burdett Asst. Clerk

8 members of the public in attendance

Note: All Minutes are subject to correction before formal approval at the following meeting. Please check the Minutes of the subsequent meeting to see if corrections were made to these Minutes before ratification.

09/54 PUBLIC PARTICIPATION

Alison Jakes (ROSCO) of Sarson Street, Quorn wished to inform the Council that Highways had conducted a traffic survey of the Castledine Street / Sarson Street area. Highways may look to adopting these roads and make improvements. A decision will be reached in April 2009. The council will be kept informed of the decision made by Highways.

Alison Watts (Secretary of ROSCO) wished to add further comments on this subject. Alison felt concerned over a recent article which announced funding had been granted to Rawlins Community College for improvements, which could mean an increase in pupil numbers of 400. There are already concerns regarding the level of traffic along Sarson Street, which is used as an entrance to Rawlins. An increase in pupil numbers will make the traffic problem worse. The Sarson Street entrance gates are currently open from 6am – 10.30pm 7 days per week. Alison explained that they were looking for support from the Parish Council. Cllr Child explained that the Council was unable to comment at this time but would like to be kept informed of their liaison meetings with Highways.

Alison Yates of Loughborough Road, Quorn, attended in respect of planning application P/09/0328/2, 10 Loughborough Road, Quorn. The plans include demolition of number 8 Loughborough Road and the creation of an access road. Alison believes this application should be viewed as a plan to creating access to the future development of land to the rear. There will be immense disruption caused by creating a new junction on what is already a very busy road. Planning has advised they see no reason at the moment to refuse the application. It is clear from this application that the land to the rear of 6, 8 & 10 Loughborough Road will be developed at some point in the future. Alison was under the impression, following talks with Graham Smith in CBC's Planning Department, that approval was about to be passed on plans for number 6 Loughborough Road.

Ian Marron of Chaveney Walk, Quorn and Gary Hughes wished to extend their thanks to Quorn Parish Council and Borough Councillor Shepherd for the support given over the 55 Chaveney Road (P/08/3100/2) planning application. Councillors listened to the local residents and heard their message and even took the time to visit the proposed site. Gary also thanked the Chairman for his guidance and support.

09/55 ORDER OF BUSINESS

No change

09/56 APOLOGIES

Apologies for absence were received from Cllrs Glover, Templeman, & Tyler; Borough Cllr Slater & County Cllr Kershaw.

09/57 DECLARATIONS OF INTEREST

The Chairman reminded Members to declare any interests either now or at the time that an item was discussed. No Declarations were made.

09/58 MINUTES

The minutes of the Parish Council meeting held on 3rd February 2009 were **APPROVED** as a correct record, subject to the following amendments:

(09/37) The words 'be inappropriate' should be changed to 'not be pragmatic' and after 'answer any questions' should be added 'one way forward would be to remain in the room and not take part in any discussion or decision making and simply answer questions'. Therefore should read; 'Cllr Rodgers felt that it would not be pragmatic to vacate the room during the discussion as he was the only one with sufficient knowledge to answer any questions. One way forward would be to remain in the room and not take part in any discussion or decision making and simply answer questions.' The whole paragraph should be moved to the 'Public Participation' section of the minutes.

(09/51) The last word of the resolution should be changed from site to area. Therefore should read; 'Quorn Parish Council supports the initiative of an on-line business directory on the Quorn Village website for the support of business in the Quorn area.' and were signed by the Chairman.

09/59 POLICING MATTERS

C.S.O. Chris Kendall went through crime figures for the period 23rd January to 28th February 2009, which had been circulated prior to the meeting. As there had been no recent reports of anti social behaviour on School Lane attention would now be concentrated on the Sarson Street / Orchard Estate area of the Village.

P.C. Matt Orton introduced himself as the new Beat Manager for Quorn, taking over from P.C. Mike Green. P.C. Orton will take over responsibility on 12th March. Cllr Child asked P.C. Orton to circulate his contact details to Cllrs and the Parish Office.

Cllr Stirling asked C.S.O. Kendall for further clarification on the ongoing Barrow Road situation. C.S.O. Kendall confirmed that Officers had been in attendance each time damage to the property had been reported. Neighbouring properties are now fully aware of the situation. There are plans to make the area a 'Micro Beat'. A careful log of attendance in the area will be recorded with the use of way markers, way markers take a record each time a patrol car is in the area. C.S.O. Kendall confirmed that extensive enquiries had resulted in one person being brought in for questioning, but had since been released. Cllr Stirling asked if it was known why this particular house is being targeted? C.S.O. Kendall thinks it is due to the location of the property.

Cllr Bexon informed C.S.O. Kendall that a meeting had been arranged on Thursday 5th March at 2.30pm with Highways to discuss issues relating to Station Road, the Car Park and the Cash Machine etc. Cllr Bexon suggested that C.S.O. Kendall's attendance would be useful. C.S.O. Kendall agreed to attend.

09/60 BOROUGH COUNCIL MATTERS

- Appointment of Parish Member of Standards Committee

Correspondence had been received inviting applications for members of Parish Council's to be appointed to the Standards Committee. Cllr Paterson expressed an interest in putting an application forward.

- Advertising on Roundabouts

Borough Cllr Shepherd advised that Dave Hankin, Director of Development, had attended a meeting with authorities to reach a solution to this ongoing issue, it is hoped that a sensible solution can be reached. Borough Cllr Shepherd is awaiting feedback from Dave Hankin, which will be circulated upon receipt.

Cllr Cawdell asked if the road safety aspect is being considered? Borough Cllr Shepherd informed Cllr Cawdell that County Officers do not consider the signs to be

a safety hazard.

Cllr Bexon felt it odd that there was no national policy in place over the matter, Borough Cllr Shepherd did not know why there is no national policy.

- Councillors Surgery

Borough Cllr Shepherd advised Cllrs that a Councillors Surgery will be held on 14th March 2009 between 10am and 12 noon, appointments are not necessary. Borough Cllr Shepherd expressed his thanks to QPC for displaying posters advertising the Surgery.

- Meeting Street Sign

Borough Cllr Shepherd read text from an email sent by Richard Greenhalgh on the subject of the Meeting Street sign (circulated prior to the meeting). Cllr Bexon feels a situation of déjà vu is arising. He commented that this situation had arisen three to four years ago and all previous agreements seem to have been forgotten. Borough Cllr Shepherd confirmed that at the time of the previous agreement Norman Perkins was Head of the group in charge of the decision. Unfortunately, Mr Perkins has now left and the agreement had not been documented. Borough Cllr Shepherd felt that a meeting to clarify the type of signs which would be acceptable to QPC would be useful. To embed this policy within CBC, Borough Cllr Shepherd would like an email sent by the Clerk to both himself and Borough Cllr Slater which can then be forwarded to CBC. Cllr Stirling volunteered to attend the meeting with an officer of CBC. Cllr Bexon suggested that at the Area Forum we should be asking CBC to explain what protection is in place surrounding conservation areas. Cllr Bexon also suggested that a statement be obtained from LCC regarding road signs in conservation areas. Cllr Paterson suggested that a visual audit be completed on conservation areas within the village, together with digital photographs and a plan/inventory. Cllr's Paterson, Rodgers and Cawdell volunteered to carry this out.

09/61 CHAIRMAN'S REPORT

Cllr Child wished to remind Cllrs that both the Clerk and he should be made aware of all Parish Council communications which are to be released to the public and the media.

Cllr Cawdell raised the subject of a recent email communication regarding publication of Council meeting dates. Cllr Cawdell felt Parish Council meetings should be listed as a part of the Village events calendar, as suggested by Cllr Rodgers. Cllr Rodgers confirmed the reason he felt Finance Committee meetings should be omitted from the listing was due to meetings being held at Cllr Bexon's house. Cllr Cawdell felt that there should be only one diary of events and not two, Cllrs Rodgers and Paterson were in agreement. Cllr Stirling advised that Barrow produce a list of events, including Parish Council meetings, on a monthly basis which is displayed in various locations around the Village. Cllr Stirling commented that the only concern was that items may become swamped and un-clear, maybe a brief one line entry with a follow up reference to the website would be better. Cllr Bexon suggested a cut down version of the calendar for printing and adding to the noticeboard, with a header stating *for more detail visit the website*.

Cllr Rodgers wished to propose that the Parish Council meeting dates be added to the 'What's On' Calendar.

RESOLVED, Unanimous.

09/62 CLERK'S REPORT

The Clerk had nothing to report.

09/63 THE OLD SCHOOL

Cllr Child reported back on a meeting with David Saville, Chairman of the Old School Trust. Regular meetings are to take place with the Chairman of Quorn Parish Council and the Chairman of the Old School Trust on an informal basis, Cllr Child sought approval for this to continue. He advised that the meeting which had already been held was mainly a high level financial discussion. Cllr Bexon confirmed the main point of discussion was the option for the Trustees to take over the lease of the Old School. The County Solicitor's view is that QPC should retain the freehold of the building and the building should be leased, for example, over 50 years. The draft plan for the use of the Old School was as a Community Building,

Cllr Bexon felt concerned that a lot of space at the Old School was listed as Playroom 1, 2 & 3 with not much space designated for community use / hire.

Cllrs Paterson and Cawdell expressed their concern over the lack of knowledge being circulated with regard to the progress of the Old School. Cllrs Stirling and Bloodworth felt they were not being 'kept in the loop' reference the Old School progress.

Cllr Paterson proposed that at the April Parish Council meeting Cllr Glover should produce a serious document detailing the position of The Old School. Seconded by Cllr Cawdell.

RESOLVED, Unanimous

Cllr Bexon proposed the Clerk write to David Saville, Chairman of The Old School Trustees, requesting that Cllr's be kept fully informed. Seconded by Cllr Paterson.

RESOLVED, Unanimous

Cllr Bexon proposed the Council agree to the two Chairmen meeting on a more formal basis (with agenda, minutes taken and published, list of attendees etc) and to clarify in what context they are attending the meeting, as a Trustee or as a member of QPC. Seconded by Cllr Paterson.

RESOLVED, 6 for and 2 abstentions.

09/64 PARKS FOR PEOPLE (P4P - STAFFORD ORCHARD)

- Lease For Lock Up Land

Cllr Bexon confirmed that the lease for the lock up land had been received. The lease is for 40 years with an option to renew. The lease has been scrutinised by Cllr Bexon, Cllr Paterson and the Clerk and checked by Solicitors Bird, Wilford & Sale. £1,200.00 per annum will be payable to Quorn Townland's Charity by Quorn Parish Council, which will be partially funded by the rent received from Bianca's Pizza in the lock up. As the existing lease on the lock up had expired the tenant has taken advantage of a clause meaning that the rent cannot be increased on the property until January 2010. A rent review will be undertaken at this time to determine a fair market rent going forward.

An application to Charnwood Borough Council for £10,000.00 to refurbish the toilet block has been refused. Cllr Bexon is pursuing a number of avenues to raise the money. There is no obligation on Quorn Parish Council to refurbish the toilets. If the lease for the land is not signed we could potentially lose the Lottery funding. A decision on the Lottery bid is expected on 23rd March.

- Purchase Contract For Swyne Green

The purchase price for the Swyne Green land is £5,000.00 with an additional £550.00 in legal fees. The price is based on a valuation made by the District Valuer's office. The cost will be funded from the Lottery grant. The completion of purchase should be made by 30th September 2009.

Cllr Bexon proposed that the Council agrees to the following land transactions between it and the Trustees of Quorn Town Lands Charities:-

- a) a lease at the rate of £1,200.00 per annum for land and buildings at the Green, Station Road, and
- b) a contract for the purchase of freehold land adjacent to Stafford Orchard (formerly called the Swyne Green) for the sum of £5,000.00 plus £550.00 in legal costs.

The Council authorises Cllrs Paterson and Bexon to sign the aforesaid lease and purchase contracts on it's behalf. Seconded by Cllr Harrison.

RESOLVED Unanimous

09/65 COMMITTEE REPORTS

The Minutes of the Finance Committee meeting held on 10th February 2009 and the Environment Committee meeting held on 18th February 2009 were **NOTED**.

Cllr Bexon confirmed that Scribe has been approved as the new accounting system. The Council's Risk Assessment requires a review with the Old School to be included.

Cllr Bexon wished to add a note regarding minute 12.2 of the Environment Committee minutes. The minutes state that there is an under spend of £3,000.00. This is now £1,500.00 as it has been agreed that half of the under spend would go towards the Village Hall.

A policy on village noticeboards has been agreed (minute 7.c) by the Environment Committee. **Noted**.

09/66 COUNTY COUNCIL

County Cllr Kershaw was not present at the meeting.

LCC's building and improvement lines were **NOTED**.

Cllr Bexon confirmed that a meeting with Highways had been scheduled for Thursday 5th March at the site of the cash machine on Station Road.

09/67 PLANNING

P/08/3139/2: Erection of a 3 storey extension to provide an annexe, 4 Woodhouse Road, Quorn, LE12 8ED.

Cllr Stirling advised that the alterations are described as an annexe. The Village Design Statement states that an annexe should be for the use of the property owner. Cllr Stirling needs to be sure there is no possibility of the annexe being sold as a separate property in the future. Cllr Stirling raised concerns over the design of the annexe as it does not match the existing frontage and overbears the existing property. Any comments should be passed to Cllr Stirling for collation within the next 48 hours

P/09/0136/2: Erection of a double garage to front, single storey and first floor extension to rear of dwelling and re-location of access (Revised scheme – refusal P/08/2546/2), 82 Meeting Street, Quorn, LE12 8EX.

Cllr Stirling advised that a previous application on this property had been refused. The neighbouring property is a listed building and it was felt that the proposed garage alters the view of the listed property. The revised plans to do not appear to have changed greatly.

P/09/0282/2: Extension to function room and bedroom block to replace adj storage containers, Quorn Country Hotel, 66 Leicester Road, Quorn, LE12 8BB.

This application is to replace steel storage containers which were put in place without planning permission. The plan is to replace the storage containers with a single storey brick building. Cllr Cawdell raised the issue of the Village Hall car park drainage culvert which runs directly underneath the proposed development area. Cllr Stirling concluded that there was no objection to the extension but the drainage issue should be pointed out. Cllr Cawdell would also like to ensure that the proposed new fire escape does not encroach onto Village Hall land.

P/09/0328/2: Demolition of dwelling and erection of a single storey dwelling with access, 10 Loughborough Road, Quorn, LE12 8DX.

Cllr Stirling expressed his concern over this area of Loughborough Road, with a real possibility of numbers 6, 8 and 10 disappearing. Demolition of number 8 will change the whole street scene of this area of the Village. This is an outline application seeking a decision in principle to create an access road. It seems that a piece meal approach has been adopted in developing the area. More work needs to be done with the planning group prior to the deadline of 16th March 2009, an extension to the deadline may need to be requested. An email will be circulated to all Cllrs with the outcome of the Planning Group's work; on receipt of this information the Clerk will email CBC Planning.

Notification of the following applications had been e-mailed to the Planning Scrutiny Group with no requests for any to be considered at this meeting:

P/09/0248/2 : Raise and thin crown to 2 Pine Trees (Tree Preservation Order), 1A Wood Lane, Quorn, LE12 8DA.

P/09/0281/2 : Erection of single storey extension to rear of dwelling, 53 Barrow Road, Quorn, LE12 8DH.

P/09/0182/2 : Pollarding of 1 tree (Conservation Area Notice), St Bartholomew's Church, Church Lane, Quorn, LE12 8PD.

P/09/0218/2 : Single storey extension to side of garage with pitched roof, 98 Meeting Street, Quorn, LE12 8AQ.

P/09/0349/2 : Extension and alterations to dwelling and garage, 74 Meeting Street, Quorn, LE12 8EX.

P/09/0135/2 : Change of use of Training Suite to pre-school nursery, Quorn Grange Hotel, 88 Wood Lane, Quorn, LE12 8BD.

P/08/2997/2 : Replace 3 windows at the rear and repair 2 sash windows at the front of the dwelling (Listed Building Consent), The Croft, 10 Soar Road, Quorn, LE12 8BW.

P/08/3187/2 : Proposal for a two storey extension to form a family room, bathroom, bedroom via single storey lobby to single storey extension forming conservatory, 14 Meeting Street, Quorn, LE12 8EX.

Decisions had been notified concerning the following applications:

P/08/3206/2: Erection of dwelling and associated garage (Revised scheme – P/08/2081/2 refers), 16 Chaveney Walk, Quorn, LE12 8FH, **Grant Conditionally**.

P/08/3100/2: Demolition of dwelling and erection of 13 dwellings with access (Revised scheme – withdrawn P/08/2038/2 refers), 55 Chaveney Road, Quorn, LE12 8AB, **Refuse**.

P/08/3226/2: Felling of 4 Sycamore trees, 1 Pine tree and 1 Yew tree. Crown lift of 3 Yew trees and 1 Oak tree. Crown thinning of 1 Alder tree, 1 Chestnut tree and 1 Oak tree and removal of limb from 1 Goat Willow tree, 74 Meeting Street, Quorn, LE12 8EX, **Grant Conditionally**.

P/09/0025/2: Erection of a detached dwelling following demolition of dwelling, 55 Leicester Road, Quorn, LE12 8BA, **Grant Conditionally**.

P/08/2114/2: Erection of a bungalow with garage and a garden store fronting Sanders Road, a detached double garage and a log store adj No. 26D and conversion of a pool house to a 3-bedroom self-contained annexe, 26D High Street, Quorn, LE12 8DT, **Grant Conditionally**.

P/009/0021/2: Removal of lower limbs of 1 Ash tree and 1 Oak tree, 25 Chaveney Walk, Quorn, LE12 8FH, **Grant Conditionally**.

P/08/3117/2: Internal alterations and erection of single storey extension to rear of dwelling and alterations to boundary wall (Listed Building Consent), The White House, 101 Meeting Street, Quorn, LE12 8AQ, **Grant Conditionally**.

P/08/3148/2: Erection of single and two storey extensions to dwelling, 16 Buddon Lane, Quorn, LE12 8AA, **Grant Conditionally**.

09/68 QPC RISK ASSESSMENT – QUORN OLD SCHOOL ADDITIONAL ITEMS.

It was noted that an additional risk assessment is required to cover The Old School. A draft risk assessment has been drawn up and will be finalized in time for the April Parish Council meeting; Clerk to email all councillors.

09/69 CCTV, PERMISSION FOR A SECOND CAMERA

Cllr Child requested that this item be removed from the agenda until such time as Cllr Cawdell requests that it be re-added. **All Agreed.**

Cllr Bexon suggested that consideration be given to a camera being situated at the Plaza entrance. Cllr Bexon will discuss this in more detail with Cllr Cawdell.

09/70 CORRESPONDENCE

- a. A request has been received from Quorn Tankard Society to hold a further Party in the Park event in Stafford Orchard on Saturday 22nd August 2009 between 12.00pm and 9.30pm. Funds raised from the event would be donated to LOROS and other local causes.

AGREED.

- b. A letter from Rainbows has been received giving an update on their fundraising activities, details of which were read to the group by Cllr Child.

NOTED.

- c. A further Band on the Banks event has been organised for Sunday 9th August 2009.

AGREED.

09/71 PAYMENTS, RESERVES LIST AND SUMMARY SHEET

RESOLVED

That the payments list, totalling **£33,459.34**, be approved. The payments list was signed by the Chairman.

Cllr Bexon expressed his thanks to Committee groups for the effort in adhering to their given budgets during this financial year.

- Scribe Accounting System

The Finance Committee agreed at the meeting held on 10th February to change to the Scribe Accounting System. Noted.

Meeting ended @ 9.50pm

Chairman Date