

QUORNDON PARISH COUNCIL

Minutes of the meeting of Quorn Parish Council held on Tuesday 4th August 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
Cllr T Tyler
Cllr J Poland

PC M Orton (for minutes 09/146 - 09/150)
County Cllr T Kershaw (for minutes 09/152 – 09/159)

Mrs Lindsay Swinfield Clerk
Mrs Melanie Burdett Asst. Clerk

4 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.

09/146 PUBLIC PARTICIPATION

Mr Gary Hughes of Chaveney Walk attended in respect of the 55 Chaveney Road planning application. Mr Hughes was most pleased with the objections and support from QPC. The plans committee meeting is scheduled for Thursday 13th August and the Residents Association are feeling optimistic. A copy of a letter from the Residents Association has been circulated to all Cllrs (a copy of which can be made available upon request). Mr Hughes once again wished to thank QPC.

Mr Keith Shipway of Deeming Drive represented Quorn Cricket Club. Mr Shipway had recently forwarded a letter to QPC regarding the driveway on Cave's Field. Mr Shipway believes it is the responsibility of QPC to maintain the driveway and by not doing so is not fulfilling their responsibility as Landlord. Maintenance of areas such as the play equipment and picnic tables etc will no longer be provided by Quorn Cricket Club free of charge. Any charges will be payable by QPC. The Chairman advised this item would be discussed under agenda item 10, all agreed to move the item forward.

09/147 APOLOGIES

Apologies for absence were received from Borough Cllr R Shepherd and Borough Cllr D Slater.

09/148 DECLARATIONS OF INTEREST

The Chairman reminded Members to declare any interests either now or at the time that an item was discussed.

09/149 MINUTES

The minutes of the Parish Council meeting held on 7th July 2009 were **APPROVED** as an accurate record with the following amendments;

09/141: Cllr Rodgers disagreed with the content of his personal statement. The statement which Cllr Rodgers read at last months meeting stated "Lindsay Swinfield" and the typed version which appears in the minutes instead reads "The Clerk". Cllr Rodgers wished for the statement to be re-typed and re-issued, and stated that future statements should be quoted verbatim. The Clerk stated that it is standard practice to use the term "Clerk" and not full personal names. Cllr Stirling motioned to put the item to rest and move on but Cllr Rodgers felt it an essential issue.

RESOLVED (6 for and 4 abstentions), proposed by Cllr Bexon and seconded by Cllr Child.

Replace Cllr Rodgers statement to read exactly as the original statement read out by Cllr Rodgers at last months meeting.

09/142: County Cllr Kershaw wished the minutes to note that he had supplied his change of email address at the last meeting, as he had circulated his new business card. It was agreed to add (received).

09/150 POLICING MATTERS

Neighbourhood Watch Report

The purpose of the neighbourhood watch report is to make residents aware of current crimes being committed in the area and help trace any witnesses. It is not necessarily productive to go back and produce results on previous crimes. It can sometimes take up to 4 to 6 months to follow up on enquiries and is not always practical to follow up on each and every crime. It was noted that this exercise may be useful from the point of view of public perception. It is important for the public to see that there have been successes and have in fact asked to see more feedback. Would it be useful for the Police to report any successes at Parish Council meetings and could therefore be minuted? PC Orton reported that in some instances cases can take longer than 6 months to reach a conclusion, he did however take comments on board and would look into reporting successes in the future.

Old School Roof

A call had been received from residents of School Lane advising there were 2 youths on the roof of the Old School building. The youths were detained and taken back to the station, where the parents were called to collect them. No damage to the roof was visible at the time. Police are currently awaiting a report of any damage. Cllr Stirling advised that it was difficult to identify what damage, if any, had been caused as a result of this incident. A chimney pot has been removed and damaged. Unfortunately, empty buildings with Heras fencing are attractive to youths. A set of keys to the School has been made available to the Police in order for regular inspections to take place. It is hoped that regular Police presence will act as a deterrent to youths. Would anti-climb paint be useful? PC Orton advised there were regulations in place regarding anti-climb paint. The areas where access is being gained are probably too low to be able to use this paint. It was queried if there were sufficient mechanisms in place to prevent accidents and to protect QPC from injury claims. With the fencing and signage it should be clear the building should not be entered. Clerk to call the Insurance Company to clarify indemnity with regard to trespassers.

09/151 CAVE'S FIELD ISSUES (DRIVEWAY MAINTENANCE)

Agenda item 10.d (ii) was brought forward.

There is nothing specific in the lease which refers to the driveway, in fact the driveway is not even featured on the drawing. The driveway was established by the users of the Pavilion. Under the definition of 'the ground' the drive is not included. The 'ground' is the land on which the Pavilion stands, 'Cave's Field' refers to the field, play area and drive. The driveway is a part of Cave's Field, not the playing field or ground. There are no legal obligations on QPC whatsoever apart from clauses 8.1 and 8.2. As such there is no obligation on QPC to maintain any part of the ground if we choose not to. QPC would support QCC if they chose to pursue a grant application for repair of the driveway. Advice should be sought from Leicestershire Playing Fields Association. Sileby Town Cricket Club has obtained substantial amounts of funding, QCC should look into what is available. Contact QCC and arrange a meeting with members of the Environment Committee. Would QPC consider selling the land to QCC? Council were adamantly against sale of Cave's Field as a covenant to prevent future development would not be possible. QPC should never lose control of this piece of land, **ALL AGREED.**

09/152 BOROUGH COUNCIL MATTERS

There were no Borough Councillors present at the meeting.

a) **Launch of consultation on the Regional Plan Partial Review.**

This requires someone to read through in great detail. Would anyone be willing to look through the documents and report back to full council at a future meeting. Does the report contain any information with regard to the possible development of land between Loughborough and Quorn. If so, it should be looked at in great detail. Would the Quorn VDS team be willing to look into this as it should be something

which is already familiar. This would relieve the pressure on QPC. Extra copies of the document should be made available to the Quorn VDS team.

b) Street Cleaning

New street cleaning vehicles have been pictured recently, are these new vehicles solely for Loughborough or for use in Villages as well. Enquiries will be made with our Borough Cllrs. The new waste management contract came into force this week, Cllr Stirling would be monitoring their performance.

09/153 CHAIRMAN'S REPORT

a) Resignation of Councillor Mrs Sue Templeman

The resignation of Cllr Templeman took effect from 3rd August 09. The Chairman read a statement from Cllr Templeman (a copy can be made available upon request). There is now a vacancy for a new member, notices have been put up advising the vacancy.

It was suggested a letter be sent to Cllr Templeman thanking her for her efforts and advising she did make a difference. The Chairman agreed to draft the letter of thanks. Cllr Rodgers confirmed that Cllr Templeman has been removed from email groups and the website etc.

The following Committee and Working Group vacancies were filled;

Vice Chair – Cllr Paterson

(Nominated by Cllr Child, seconded by Cllr Cawdell – unanimous)

Chair of Finance Committee – Cllr Tyler

(Nominated by Cllr Poland, seconded by Cllr Bloodworth – unanimous)

Policy and Plans Sub Committee

As the sub committee has not met in the last 3 years it was decided the group would continue with only 3 members.

Parks for People

As Mrs Templeman is no longer a Cllr, QPC should endorse her wish to remain on the committee as a volunteer, **AGREED.**

Townlands Charity – Cllr Cawdell

(Nominated by Cllr Tyler, seconded by Cllr Paterson – unanimous)

Rawlins Village Liaison Committee – Cllr Cawdell (unanimous)

QPC Quorndon Magazine Articles – Chairman / Vice-Chair to co-ordinate, **AGREED.**

b) Telecoms Pole in High Street

The Clerk has received notification from B.T. that they will take no notice of the objections raised regarding the new telecoms pole situated in High Street. The Chairman decided to raise this issue this evening as many people are disgusted about the erection of this pole. A lot of work and time has been put into maintaining conservation areas, there seems little point in doing so if someone can come along and erect a structure such as this. It was suggested contacting MP Andy Reed, Mark Fennell and Martin Tincknell for their opinion, **AGREED.** Media coverage should be considered upon receipt of their comments, **AGREED.** CBC should also be contacted to ascertain if any planning permission was sought / is required. The letter from B.T. is factually incorrect as we know of at least two further objections which were forwarded.

Cllr Paterson advised the previous Chairman of QPC, Mr John Hutchinson, was at home recuperating following an operation. It was suggested QPC should send all good wishes for a speedy recovery, **AGREED.**

09/154 CLERK'S REPORT

a) Allotment Provision in Quorn, acquisition of land update

A response has been received from Stephen Waters of CBC. The first course of action would be to contact the land owners asking if they would be willing to sell or lease the land to QPC. If a fee can be agreed between the two parties there would be no need for CBC to become involved. CBC could become involved if powers of acquisition are required. The Clerk is struggling to obtain names and addresses as the allotments appear to have been passed down through families, some of whom no longer live in the local area. It was suggested the Clerk contact Keith Darby of Woolley Beardsley asking him to forward our correspondence to his clients (allotment land owners).

b) Conservation Areas within Quorn

The Clerk had circulated a reply from Mark Fennell. There was no response on the request to increase the size of the conservation area. Most conservation areas within Rutland have Article 4, which gives them greater powers to protect their conservation areas. There has been an invitation from Mark Fennell to discuss further. The Quorn VDS team would form the nucleus of any proposal to move towards Article 4. Cllr Stirling, the Clerk and another member of the VDS team should meet with Mark Fennell, **AGREED**.

09/155 THE OLD SCHOOL

a) FLAG Grant Update

The FLAG grant application has received another boost. The Clerk is making good progress following meetings with Cllrs Bloodworth, Stirling & LCC. A FLAG grant application will be submitted for £50k towards repair of the roof. There are still some points on the application to be clarified, some more urgent than others. Cllr Stirling outlined the areas that required attention. Quotes have been sourced for a bat survey of the roof. Costs for the survey could be incorporated in a grant scheme. Costs could be up to £2,200.00 with an additional £1,500.00 on top if bats are found and a licence would be required from Natural England. The grant application will be in the name of QPC as owners of the building. A Charnwood Grant application has been forwarded to John Leney of CBC for feedback; the Clerk is liaising with CBC. The application is for £30k.

b) Old School Budget and Finance Management

Cllr Stirling asked for clarification of how much of the initial £25k was left in the budget. It was confirmed that the balance is around £3-4k. Concerns over Cllrs responsibilities and management of the Old School had been raised by the Internal Auditor.

RESOLVED, (unanimous) proposed by Cllr Stirling and seconded by Cllr Harrison.

Quorn Parish Council confirms its responsibilities towards the Old School as follows; 1) Maintain the fabric of the school in its present condition, 2) Insure the building, 3) Keep the building and site secure, 4) Make capital and interest repayments on the PWLB loan.

An action from a previous meeting to contact LCC regarding a reduction in the purchase price has not yet been carried out. Cllr Stirling felt unhappy about approaching LCC and expressed a wish to withdraw from the action. It was explained that monies would find their way back into the project in the form of various grants and it would not be prudent to 'rock the boat' by asking for a reduction in the purchase price.

c) Old School Roof

The property has deteriorated since the actual purchase but generally deterioration has spanned the whole period of the project. There are a number of leaking spots in the roof, mainly over the corridor, library area and multi purpose hall. There are no signs of leakage in the area potentially allocated to the Council Chamber and Cafe. Emergency repairs are needed to prevent further leaks. An estimate for the repairs has come in at around £1,000.00, and as the repair of the whole roof will not happen

in the foreseeable future (due to timing of grant applications) it would seem sensible to have the minor repairs carried out to prevent further deterioration of the building. Cllr Stirling has visited the building at least twice per week to assess the situation. Does Council wish to spend the money to make the minor repairs to the roof? Providing costs do not exceed what is left in the budget, Cllr Stirling has delegated powers to spend. Should costs rise above the budget balance Cllr Stirling must seek approval from Council.

Volunteers have started to clear away debris and overgrown shrubs/weeds on the Stafford Orchard side of the building and in the school yard.

Once refurbishment commences Trustees would expect to take on a lease or have the freehold signed over, advice given to Council is to opt for a long lease. If QPC obtains a grant for repair of the roof would it have to manage the project? QPC would have to manage the project as a whole but day to day project management would be undertaken by the surveyor. The cost to oversee and manage the project would be in the region of £9,000.00. Concerns were raised over the apparent expanding commitment for money from QPC. The problem is because the grants have to be applied for by the owner of the building. There may be a funding shortfall following the two grant applications but fundraising measures have been put in place. A charity bank loan could be a possibility. Investigations should be made into having the roof repaired in stages instead of all at once.

There was an intention for members of Council and Trustees to meet regularly but no meetings have been scheduled. An agenda item for the next Trustee meeting (19th August) will be to schedule a further Chairman's meeting to discuss the business plan and funding programme etc. Cllr Stirling considers the whole project has come along in leaps and bounds since he has been appointed the responsibility of the Old School. Assurance was given that all funding areas were being thoroughly searched.

09/156 PARKS FOR PEOPLE (P4P - STAFFORD ORCHARD)

Summary report to Council on progress with the Parks for People Project, Stafford Orchard – August 2009.

- 1) CBC has granted £10k towards refurbishment of the Station Road toilets. All of the required partnership funding is now in place.
- 2) QPC has recently received from the HLF:
 - (a) a signed contract for the grant of £645,500 (maximum) to the project (copy of contract will be distributed to Councillors as it lasts for 10 years),
 - (b) permission to begin work (ie spend money on the project), and
 - (c) authority to let contracts for project management, contract administration and landscape consultancy to manage the site operations.
- 3) A Project Board has been set up comprising Councillors, community volunteers, an HLF appointed project monitor, a representative of CBC, and an externally appointed project manager. The Board will oversee all aspects of the refurbishment of the park before it is handed over to a Park Management Committee of Councillors and community volunteers for ongoing management and maintenance.
- 4) A regular newsletter will be produced to keep the community informed of progress.

In addition, Cllrs Child and Paterson have signed off the transfer deed for the purchase of Swyne Green. Once the lease for the lock up land is taken over QPC will take over management of the toilet block. A deal is being negotiated for CBC to continue management of the toilets until they are closed for refurbishment, a fee may be payable for this service. Decisions will then be made on how and when the toilets will re-open and be managed.

09/157 COMMITTEE REPORTS

- a) The minutes of the HR Sub Committee meeting held on 9th July 2009 were **NOTED**.
- b) The minutes of the Village Hall Committee meeting held on 20th July 2009 were **NOTED**.
- c) Rawlins Liaison Committee. Cllr Stirling wished to raise issues of litter and sapling growth undermining the fencing running along the footpath between Castledine Avenue and Mansfield Street. As the next Committee Meeting is not until November it was decided the Clerk will write to the Principal, Mr Callum Orr.

- d) The minutes of the Finance Committee meeting held on 14th July 2009 were **NOTED**. Item 20 of said minutes had been dealt with earlier in the meeting under 09/155 The Old School. The Clerk to write to Mr David Southwart (Internal Auditor) to ascertain if his concerns were covered sufficiently.

09/158 COUNTY COUNCIL MATTERS

- Proposed New Recycling Facility
There was only a minimum turnout to the road show held on 25th July regarding the proposed new recycling facility. Cllr Bloodworth attended along with around 6 or 7 members of the public.
- Santa Maria Bridge
A meeting has been arranged with Officers of County Hall and Local Residents at Santa Maria Bridge on Friday 7th August at 11am. An invitation for attendance by 1 or 2 Cllr's was extended.
- Raised Footpath
A meeting has been arranged on Thursday 13th August at 11am to discuss the issue of the Raised Footpath. Cllr's Stirling and Cawdell will attend as representatives of QPC.
- Letter Received from Mr David Ingram
A letter has been received from Mr David Ingram of Hawcliffe Road, Mountsorrel (circulated). County Cllr Kershaw had not seen the letter but confirmed that he had met Mr Ingram on several occasions. A petition of around 400 signatures has been submitted against the proposed new Recycling Facility. The majority of signatures are of Quorn residents. The petition has been passed to Highways, Planning and Waste Management.
- Planning Application – Lafarge Aggregates
A review of licensing rules for the site has been submitted via Planning. An application regarding the coating plant remains unresolved. County Cllr Kershaw felt certain this application has been resolved; he agreed to check and advise the Clerk.

09/159 PLANNING

County Council Identity Number: 2009/C098/02

Lafarge Aggregates Limited – Application for determination of conditions – Mountsorrel Quarry, Loughborough Road, Mountsorrel.

A review is carried out every 15 years on how the Quarry operates. There is also a proposal to increase the perimeter and re-site the crusher further down the Quarry. There is a need to take out a further piece of ground to enable the lowering of the crusher. Changing the operating hours of the conveyor will mostly affect Barrow and Mountsorrel. We need to establish what makes the noise, is it the crusher, coating plant or conveyor. The Quarry Liaison Committee holds a site visit each year. How will they lower the rim of the quarry to allow the crusher to be lowered, will this affect Wood Lane? It is difficult to assess this application until the outcome of the coating plant application is known. The Quarry is situated in the Parish of Quorn despite being referred to as Mountsorrel Quarry. Cllr Bexon is wary of the statement "small addition"; further information is needed to ensure there is no extension to the authorised area. There is no indication of how big the extra extraction would be and there is no written commitment to move the crusher. Would this move significantly reduce the noise? QPC should make comments via the Planning group supporting Mountsorrel's stance on noise. The new Heritage Website shows before and after shots of the Quarry and the extent of its encroachment into Buddon Wood.

P/09/1095/2: 55 Chaveney Road, Quorn.

Cllr Stirling would attend the Planning Committee meeting on Thursday 13th August QPC's representative. The Clerk to notify CBC of Cllr Stirling's attendance. Cllr Stirling will circulate a copy of his report via email.

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/09/1430/2: Erection of a detached dwelling fronting Farnham Street (Revised scheme P/08/3156/2 refers), Land to rear of 61 Loughborough Road, Quorn, LE12 8DU.

P/09/1332/2: Erection of two storey extension to front of dwelling, The Old Coach House, Armston Road, Quorn, LE12 8EX.

P/09/0925/2: Single Storey extension to side of dwelling, 2 Chestnut Close, Quorn, LE12 8AE.

P/09/1291/2: Erection of single and two storey extensions to side and rear of dwelling, 7 Beacon Avenue, Quorn, LE12 8EW.

Decisions had been notified concerning the following applications:

P/09/1173/2: Felling of 1 Lime tree, 33 Northage Close, Quorn, LE12 8AT, **GRANT CONDITIONALLY.**

P/09/1043/2: Reduction of Oak tree by 25ft (approx), 11 Armston Road, Quorn, LE12 8QP, **GRANT CONDITIONALLY.**

09/160 CCTV UPDATE

The CCTV has been operational for over 12 months, during this time it has required little supervision and maintenance has been required on only 2 occasions. Cllr Cawdell is dealing with the paperwork associated with formalising the CCTV. Both the Clerk and Assistant Clerk monitor the CCTV from the office. The Police occasionally request access to the images, no other members of QPC have expressed an interest in having viewing rights. Dave Birch of CBC has suggested that it would be imprudent for any Cllr to be looking at CCTV camera images in their homes. Cllr's did not wish to have access to the system, instead it was suggested that QPC staff take over the monitoring and management of the system, this would require an instruction manual to be produced. Cllr Cawdell will liaise with ADT to produce a clear set of instructions, **AGREED.** CBC has offered to incorporate QPC's CCTV into the CBC system for a cost of around £250.00 per annum. With this system images will be monitored 24/7 and Police can be notified if any crimes are witnessed. It was felt that the CCTV was more to protect QPC's investments and act as a deterrent, not to be a Police aide.

09/161 CORRESPONDENCE

- a) Letter from resident reference pathway between Victoria Street and Station Road (previously circulated), **NOTED.** Add to Environment Committee agenda for review.
- b) Letter from resident reference the monthly Police newsletter and ongoing enquiries, **NOTED.** Dealt with under Policing Matters.

09/162 PAYMENTS, RESERVES LIST AND SUMMARY SHEET

RESOLVED

That the payments lists for June and July, totalling **£9,229.56 & £14,385.66,** be approved. The payments lists were signed by the Chairman.

Meeting ended @ 10.35pm

Chairman Date