**Minutes of Granby cum Sutton Parish Council Meeting**

**Thursday 14th March 2024**

**Present:** Cllrs Stevenson (Chair), Fewell, Preece, March, Tubbs, Kuca, Mrs. Walker (Clerk), Cllr Grocock (RBC), Cllr Purdue-Horan (RBC)

**Open Session:** Members of the public made the following comments in the open session on Item 4 ‘Proposed Development on Land Off Sutton Lane’

* A resident from Sutton expressed full support for the proposed development and encouraged the PC to also support the application. The resident’s family have offered to assist with maintenance of the hedges.
* Another resident from Sutton said they were adversely affected by the traveller’s festival that occurred last year. They support the proposed development and asked the PC to also support the application.
* A Granby resident said they had no objection the building of houses on the land but have concerns about the cost of maintenance for the community assets, such as the orchard, allotments and flower meadow. How are residents going to know how much it is going to cost? And will the precept need to be raised?
* A member of the public said they thought that overall it is a positive scheme but wanted to know how it will be paid for, if it is affordable and who is going to manage it.
* A resident from Granby expressed concern about whether the landowner will follow through with their proposals. If the proposed development does not go ahead how will the PC manage the filth and mess if the field is used as a caravan site? Who will pay for the clean up? Parishioner stated that they were still seeing human excrement and toilet paper on the site 3 weeks after the traveller’s festival had finished last year.
* A Sutton resident had the following concerns; there is currently no written or legal offer from the landowner. How much will it cost to maintain the trees, pond etc? There is no business case. The type and number of houses on the site have been decided before the PC have completed the housing need survey, what happens if the survey shows something different? Should the PC be setting a precedent for future development in the parish? The construction of social housing may adversely affect surrounding property values and there is an increased chance of anti social behaviour. The resident also made a comment about the potential increase in village hall hire fees suggesting the PC offer an hourly rate, consider charging different rates for the use of different rooms, and consider charging for set up.
* A resident from Sutton said that they were very badly affected by the traveller’s festival last year, so much so that their spouse and children had to move out for the week. The resident said they were sick of seeing empty caravans in the field of proposed development and said RBC have done nothing. The resident said that social housing on the site would be preferable to the site being used by travellers and thus supports the application.
* A member of the public said that RBC did not investigate the site for the required licensing during the traveller’s festival. Cllr Grocock responded by saying that RBC would be better prepared should another festival take place, the licensing act and the police involvement would be needed. Cllr Grocock offered to address the issue of empty caravans currently in the field of proposed development.
* Resident from Granby said that enforcement from RBC to remove caravans from the field of proposed development was ‘woeful’.
* A member of the public asked why the traveller’s festival that has previously been held in Aslockton no longer happens there. Cllr Grocock said that it may have been due to a disagreement with the landowner and a new housing development had been built much closer to the site
* A parishioner said the proposed development was a ‘trade off’. They felt intimidated by members of the travelling community during the festival and were nervous of pulling up to their own gate in their car during that time.
* A Granby resident commented that all the legal paperwork needed to be in place to guarantee the gift of land from the landowner.
* A member of the public offered to assist with mowing in the area of proposed development.

**Cllr Grocock’s Update**- Cllr Grocock introduced himself to members of the public. A recent report from the Environment Agency indicates that RBC scores poorly on various environmental matters. Cllr Grocock encouraged the PC to get involved with environmentally friendly projects. Progress is being made with the Neighbourhood Plan, there is one more council to line up. Cllr Grocock explained the benefits of having a neighbourhood plan and how it can be used to guide where development takes place within the villages. Regarding item 10 ‘Planning’ Cllr Grocock said that RBC are likely to approve the erection of a timber framed car port at a residence in Granby. Commenting on item 4 ‘Proposed development on land off Sutton Lane’ Cllr Grocock said that planning officer’s at RBC need to see that there is a need for sub market rent properties. There needs to be a housing survey with a substantial level of responses, business case for the biodiversity area and a business case that ties together the housing development, allotments and the landowner. If the PC are to be a joint applicant there needs to be the necessary legal agreements and protections in place. Cllr Grocock said he was happy to be contacted with any concerns local residents may have. **Cllr Francis Update-** Cllr Francis apologised for incorrectly stating at a previous PC meeting that it is the 50th anniversary of Granby Cum Sutton Parish Council this year. He has spoken to VIA regarding the removal of hardcore at the bottom of Granby hill. This is unlikely to be dealt with imminently as VIA have been prioritising road repairs after the recent wet weather and it is not considered an emergency.

**1. Apologies for absence & acceptance-** Cllr Biggs. Absence approved by Cllrs.

**2. Declaration of interest on items below**- Cllr Stevenson declared an interest in Item 4 and will not Chair that part of the meeting.

**3. Approval of amended minutes 11th January 2024, and Draft minutes 8th February 2024-** Approved and signed as a true record.

**4. Proposed development on Land off Sutton Lane-** Cllr Fewell chaired this item on the agenda. Members of the pubic were permitted to join the discussion. Cllr Stevenson was invited to offer feedback as he has been closely involved with the proposals from the beginning. It was agreed that this item would be opened up for discussion with members of the public. Cllr Stevenson said the PC faces a difficult decision. Ideally the PC would have access to all the information and be prepared for every eventuality but this is not going to be possible and there are elements that will be beyond the PC’s control. PC need to understand the risks but not be controlled by them. There is a need for a more formal structure. RBC made it clear that the PC needs to be a joint applicant if the proposal is to have any credibility. If the PC do not agree to proceed as a joint applicant there is a strong possibility that the landowner will sell the land, possibly to the travelling community. RBC and the Police were ineffective during the travellers festival last year. It is important that the community takes steps to avoid a repeat of the disruption experienced last year. If the PC are prepared to be a joint applicant, then the application can be considered when the written proposal is submitted. Possible outcomes are;

1. The PC approves the proposals, it goes to RBC and they approve
2. The PC approves the proposals, it goes to RBC and they don’t approve. Application could then go to appeal and the full planning committee for consideration. This would require the involvement of a Borough Councillor, a representative of the landowner and someone from the local community. If the PC can make a strong case for the proposed developments, then RBC full planning committee may overrule any initial decision to refuse the proposal.

Should the proposal be approved, the parish will be given about 9 acres of land. Cllr Steveson said it would be a fantastic asset to the local community and a lovely place to live. The landowner has made a commitment to affordable housing rents and will have their own checks in place for renters. Suggested that an allotment society could pay rents. The orchard would be a useful resource, could be used for cider production. Wildflower meadow good for biodiversity, possibility of beehives and a wildlife pond. There could be space for a pet cemetery, this would need further investigation. Cllr Stevenson said the PC are here to serve the community. If the PC does not proceed as a joint applicant there is a risk the land may be sold to travellers and the community may face a repeat of the problems experienced during the traveller’s festival last year. Cllr Stevenson said there had been some concerns about the cost of maintaining the proposed allotments and other assets. Suggested that the allotments could raise a minimum of £1000 per year, perhaps twice this in the future. Members of the local community had offered to maintain hedges and help with mowing. Cllr Stevenson finished by saying he firmly believes the PC should proceed as a vigilant partner.

Cllr Fewell expressed concern about the land possibly being sold to the travelling community. Information gathered from Screveton suggested there had been an increase in incidents of anti-social behaviour in the village following the purchase of land in the village and surrounding area by travellers. If joint application does not get approved the landowner could sell the land and the new owners can use it for whatever they like. Cllr Preece felt that the PC cannot proceed as a joint applicant until a formal written proposal has been received. Cllr Stevenson agreed to speak to the landowner about this. Cllr Stevenson said that the housing survey needs to be completed first and that the PC would deliver this. Suggested that a housing survey previously used in Orston could be used as a model but survey can’t be done until PC agree to being a joint applicant. A member of the public commented that without the housing need survey there is nothing to support the planning application. Cllr Stevenson said he does not want to produce a pilot survey without the agreement of the PC. Cllr Kuca had concerns about the cost implications of the proposed scheme for the PC. The PC do not have the budget for something that is not guaranteed. Reluctant to spend money that could be used for the upkeep of existing facilities. Asked that details of the proposed development are circulated more widely to residents in Sutton and Granby as there have been limited responses to proposal. Cllr Kuca said that the amenity benefit would be great but will potentially cost a lot of money. A member of the public asked who will fund the application fee. Cllr Stevenson said a letter from the landowner states that they will fund the submission of the planning application. Landowner is to fund the amenities and construction of the pond, there is nothing about the cost of planting the orchard. Cllr Fewell said there are grants available for the planting and maintenance of fruit trees. Nurseries and cider companies may be able to donate fruit trees. Nottinghamshire Wildlife Trust may be able to advise on the management of community orchard. There is no set timetable for the creation of this community space. Cllr Tubbs said it had been indicated to him by an official at RBC that the proposed development is unlikely to be accepted by RBC planners. He was concerned about committing to becoming a joint applicant as there is nothing to guarantee the land would be gifted to the PC. Would like there to be a carefully worded contract, and for PC to seek independent legal advice. Suggested legal costs to be covered by the landowner. Cllr Tubbs said there needs to be a business plan. Income for the PC would be reliant upon rental from allotments, is there a demand for the allotments? Cllr Stevenson said he has a list of about a dozen local residents who have expressed an interest in having an allotment and anticipates the PC will rent these for around £100 per allotment per year. Cllr Tubbs felt the PC were being held to ransom and were at risk of blackmail. By agreeing to the landowners proposal the PC risk setting a bad precedent, how many other landowners will do this? Stated that the PC should investigate legal fees, establish whether the landowner is willing to cover the cost of these fees and proceed with some form of pre agreement. Cllr Fewell agreed that some form of heads of agreement is necessary. A member of the public asked whether there are any timescales in place for when the community facilities will be ready for use. Cllr Fewell stated that it will take time to get the community assets in place, grant funding will be needed. A member of the public suggested getting expert advice from the local farming community about what can be planted on the site. A Sutton resident said they had spoken to someone in planning at RBC who said the proposed development doesn’t need to be a joint application. Cllr Stevenson said that during his meetings with RBC it had been made very clear to him that the PC needed to be a joint applicant if the proposal is to be considered credible and there needs to be strong community support. A local resident has conducted their own survey on the Granby cum Sutton Facebook page which indicates that roughly 85% of respondents are in favour of the proposal, 10% against it and the remaining 5% are unsure.

21:24 meeting resumes

**Cllrs agreed the following statement regarding the proposed development on land off Sutton Lane:**

‘The Parish Council wishes to move forward with regard to becoming a joint applicant with the land owner subject to some form of binding agreement prior to our formally becoming joint applicants’ **Action: Clerk to send motion to all Councillors by email.**

Cllr Fewell proposed a village meeting. Letters will be posted to all residents in Sutton and Granby. **Action: Clerk to arrange with Cllrs Stevenson and Fewell**

**5. Correspondence**

Three emails from local residents regarding proposed development on land in Sutton, Item 4 on the agenda

Town and Parish Spring Forum, Rushcliffe Arena - Friday 22nd March 2024

RCAN Networking Event for Rural Community Buildings 2024- Wednesday 27th March 2024

Rushcliffe Borough Council’s Town and Parish Update – Feb 2024

Rushcliffe Cluster Group Meeting, Colston Bassett Village Hall- Monday 23rd of September 2024

Future of Neighbourhood Plans, NALC online event- Tuesday 24th September 2024

**6. Village Hall**:

Firedoors- These are still not working properly. **Action: Cllr Fewell and Stevenson to liaise with the Caretaker.**

Paving outside the hall- Caretaker informed Clerk that paving had become very slippery during recent cold and wet weather so had put some rock salt down. Cllr Fewell suggested jet washing the slabs to remove the moss.

Request for more tables- To be discussed at the April PC meeting.

Hall Hire- The review will be delayed until further notice

**7. Cemetery**

Burial Fees- Delay until further notice

**8. D-Day Celebration-** To be discussed at the April PC meeting

**9. Forthcoming events**

Village Clean Up, 20th April- To be discussed at the April PC meeting

**10. Planning**

For consideration: 24/00266/FUL. Erection of Timber framed Car Port. Ivy House Farm Green Lane Granby Nottinghamshire NG13 9PR- No objections

**11. Finance**

Current account balance (as at 29/02/24) £5,590.26

Reserve Account (as at 29/12/24) £10,545.01

**Accounts for payment: Excl VAT**

Reimbursement for resident’s purchase of batteries, Xmas lights £26.23

Reimbursement for resident’s payment of website hosting fee £118.11

Caretaker Salary February 2024 £141.27

Clerk Salary February 2024 £399.84

HMRC £73.60

Clerk reimbursements, mobile phone case, broadband £16.66

ICCM training £168.00

Bristish Gas Final Payment- Gas , DD £77.35

British Gas Final Payment- Electricity, DD £17.76

Valda Energy-Electricity, DD £32.12

Valda Energy- Gas, DD £123.71

EE, Parish Council Mobile Phone Bill, February 24, DD £19.00

Rushcliffe Borough Council, Green Waste Bin, Cemetery £37.50

**11. Best Kept Village-** To be discussed at the April PC meeting

**12. Confidential HR item-** Mrs Walker has resigned from the position of Clerk and RFO and her last working day will be May 13th 2024. Cllrs agreed that the Clerk and RFO role should be advertised at 400 hours per annum, additional hours may be required. Current pay scale is LC1 (points 7-12).

**13. Councillor’s Reports**

Consultation on proposed changes to smoke control area coverage- To be discussed at the next PC meeting.

Review of conservation area- To be discussed at the next PC meeting.

**14. Chairman’s Reports**- Cllr Stevenson to provide any updates at the April PC meeting.

**Meeting closed: 21:45. Next meeting: 11th April 2024, 7:30pm**