

Minutes of Granby cum Sutton Parish Council Meeting

Thursday 8 February 2024

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

Open Session: 8 members of the public were present. The following comments were made:

- Concerns raised about the forthcoming increase in Village Hall hire costs and the impact this will have on smaller groups. Cllrs agreed to reconsider the increase and get back to the parishioner once the review has taken place.

Mr Richard Cooper from HSSP Architects gave a presentation on behalf of the landowner in Sutton regarding the proposed scheme of development on land off Sutton Lane. The proposal includes the following:

- Construction of 4 cottage style dwellings, 3 bedrooms, 2 storeys for private rent and retained by the landowner.
- Dwellings to be rented out as 'affordable housing'. Discounted market rent by 20%.
- Car parking set behind roadside hedge.
- Surfaced road leading towards allotment parking.
- Car parking spaces and garden access serving Willow Cottage.
- Allotment area- full and half sized allotments, served with water supply, refuse area.
- 2 areas of orchard separating the housing gardens from allotments. The orchard areas have expansion growth potential and a local cider maker interest.
- Meadow area- community wildflower meadow.
- Beehives.
- Wildlife pond.
- The whole site to be gifted to the Parish Council.

Mr Cooper said that the scheme is at the pre-application stage. Current response from Rushcliffe Borough Council (RBC) is that the positives do not outweigh the negatives.

For- supply of housing, employment, community facilities, and bio-diversity gain.

Against- spatial strategy/character of the area.

Before submitting a formal application to RBC the landowner's representative stated the following will be required:

1. For the PC to formally 'buy in' to the proposal, ideally as a joint applicant
2. To show houses are truly 'affordable' in planning terms- discounted market rent by 20% and for this to be agreed in perpetuity. Still built and owned by the landowner but with above caveat.
3. A local housing needs survey to gauge if the need exists and provide evidence to support application
4. A business plan for the venture, to deal with the following:

- PC past search for allotment sites.
- Details of allotment society.
- Details for the establishment of the allotments and community areas, cost and timings.
- Legal agreement relating to the gifting of land and securing the affordable housing tenure.
- Information relating to provision of services to the community area (water, electricity, infrastructure, car parking and access, ecology improvements and pond creation)- these costs to be covered/offset against the formation of the 4 houses.

After the presentation the following comments were made:

- Cllr Preece asked why the houses are being rented rather than sold. Mr Cooper stated that this is because the landowner would like to keep it as an investment.
- Cllr Tubbs asked if the landowner would cover any legal costs incurred by the PC. Mr Cooper said if the proposal goes ahead as a joint venture then the landowner would deal with the costs. Cllr Biggs said the PC would need a separate independent solicitor.
- Cllr Grocock asked Mr Cooper if there is an organisation the PC could use to undertake the housing need survey. Mr Cooper suggested PC could go to a housing association but the landowner would like this survey to be community driven and led by the PC.
- Cllr Grocock said that currently RBC planners are unlikely to agree to building on the site. In order for houses to be built it would need to be considered a 'site of exception' which is based on housing need. At present planners don't feel there is a demonstrable need within the area. Cllr Grocock said any housing need survey undertaken by the PC would need to be done properly and demonstrate the support of local people.
- A member of the public said that previous planning applications for housing had been refused and questioned whether this one would get through planning. Cllr Grocock said that there is still a chance that this latest proposal would go through when considered by the planning committee.
- A member of the public asked Mr Cooper whether the houses would remain rented properties if they are sold at a later date. Mr Cooper said that they would remain rented.
- A member of the public asked whether the PC had received a formal application in writing for the scheme from the landowner. Mr Cooper confirmed they had not.

1. Apologies of absence and acceptance- Cllr Purdue-Horan

2. Declaration of interest on items below- None

3. Approval of minutes 11th January 2024- Cllr Tubbs asked for 11th January minutes to be adjusted under item 10. Councillor's Reports to state 'Cllr Preece suggested allowing an 'A' board for the green near the pub'. PC previously approved a request from the Marquis to advertise their shop and coffee morning on village greens at a PC meeting on 8th July 2021.

Item 6 of the January minutes stated that Granby cum Sutton PC is 50 years old this year. It was noted that this may have been confused with the formation of RBC in May 1974. The PC was formed in 1894.

At this point in the meeting Cllr Stevenson changed the order of agenda items and proceeded to agenda item 9 'Planning'.

9. Planning- For consideration: 24/00010/FUL Location: Mill Lodge, Sutton Lane, Granby. Change of use to a pet cremation business including the conversion of an existing double detached garage to an office. Shipping container housing cremator to rear and parking. **No objections.**

4. Correspondence - Design Code for Rushcliffe Borough. Cllr Grocock encouraged Cllrs to review this.

5. Village Hall- Basketball Hoop- Cllr Stevenson said that the basketball hoop is now fixed.

Firedoors- Cllr Fewell said that the firedoor batteries had been going flat because they were set to auto door release at certain times of day. One of the doors is not connecting with the housing unit correctly. **Action: Cllr Fewell to meet with Caretaker to resolve issues.**

Sandpit- **Action: Clerk to check with Caretaker if fixed**

VH Hire Fees- to be discussed at the next meeting. **Action: Clerk to add to March agenda**

6. Cemetery Fees- Cllr Tubbs is waiting for a response from Lymns. Clerk has undertaken some research into fees charged by other PCs. **Action: Clerk to circulate research to Cllrs and add to the March agenda.**

7. Newsletter- Cllr Tubbs said the newsletter is coming together. Lymns have agreed to an advert to feature across the bottom of the front page and will pay the PC an annual fee of £200. **Action: Cllr Stevenson to send Cllr Tubbs any text on PC matters that he wishes to be included in the newsletter.**

8. Forthcoming Events- Annual Parish Meeting- Cllrs agreed for this will take place on 9th May. PC meeting to follow. **Action: Clerk to contact local groups who use the hall and invite them to present something at the APM. Cllr Tubbs to advertise APM in the newsletter.**

Village clean up- To take place on Saturday 20th April. Cllr Kuca has been asked by a parishioner whether grass can be cleared from the footpath between Granby and Sutton. Cllr March said some of this has already been done by a resident in Sutton. **Action: Cllr Tubbs to publicise village clean up in the newsletter.**

80th anniversary of D-Day- Cllrs agreed there will be a village event to mark the anniversary on Saturday 1st June. Cllr Biggs suggested having a social events committee to start planning the event. **Action: Cllr Tubbs to advertise event in newsletter. Cllr Biggs to set up social events committee.**

50th anniversary of Granby cum Sutton Parish Council- As discussed earlier in the meeting it is not the 50th anniversary of Granby PC this year (see Item 3. Approval of minutes 11th January 2024)

10. Finance

Current account balance (as at 01/02/24)	£7,574.43
Reserve Account balance (as at 29/12/24)	£10,545.01

It was noted by the Clerk that details of accounts payable had been missing from the January and February Agendas and Minutes as Cllr Stevenson had thought these could be presented quarterly rather than monthly. However, PC financial regulations state a schedule of payments should form part of the agenda. **Action: Clerk to email details of accounts payable for January and February to Cllrs and reinstate details of accounts payable on next agenda.**

9. Councillors' reports

Cllr Grocock- Update on The Belvoir Hotel. It has ceased to be an asylum centre. Cllr Grocock continues to encourage the PC to have a Neighbourhood Plan, said it allows PC to influence local planning in a measured and appropriate way. Would need to be led by the PC and could be a collaborative project with neighbouring Parishes, enabling costs and workload to be shared. Orston have expressed an interest. Cllr Grocock said the PC can get advice from RBC and would need their own planning consultant. **Action: Cllr Stevenson to start investigating Neighbourhood Plan and report back at next meeting.**

Cllr Biggs- Unofficial flood signs are already being used near flooding next to the Bridge on Granby Lane. Clerk applied to NCC to be part of the Community Flood Signage Scheme and received an email response which stated that the scheme is more for properties affected by 'bow waves'. Clerk replied stating that flooding on Granby Lane is a significant problem, especially as road users are not aware of it until they are nearly upon it or in it. Clerk also said that there are parts of the Parish where drains regularly overflow leading to surplus water laying in the roads and on pavements. **Action: Clerk to follow up with NCC**

Cllr Tubbs- Cllr Tubbs and Cllr Fewell to represent the PC at the Crime and Anti-Social Behaviour Summit in Bingham on 22nd February in Bingham. **Action: Clerk to book places.**

Cllr Kuca- Has been asked by a resident whether table tennis sessions can be reinstated at the VH. Cllr Kuca suggested having them in the afternoons. **Action: Cllr Stevenson asked Cllr Kuca to investigate further and consider advertising sessions in the newsletter.** Cllr Kuca said a number of details about the PC on the RBC website were incorrect. **Action: Clerk to contact democratic services at RBC to ensure details are correct and up to date.** Cllr Kuca noted that a number of parish footpaths are crumbling. Cllr Grocock pointed out that NCC will maintain them but not necessarily complete the work themselves. Cllr Grocock said that the PC could complete the repairs and have the work signed off by NCC. Cllr Stevenson expressed caution about the PC making the repairs.

Cllr Fewell- To attend Crime and Anti-Social Behaviour Summit in Bingham. A resident has asked to be reimbursed for batteries purchased on behalf of the PC for Christmas tree lights. **Action: Cllr Stevenson to follow up.**

Cllr March- Asked whether there have been any updates on the unauthorised access point at the bottom of Granby Hill. Cllr Kuca said he has received an email from a resident asking for an update. Cllr Grocock has emailed the enforcement officers a few times but has not yet had a response. **Action: Cllr Grocock to follow up again.**

10. Chairman's Report

Cllr Stevenson reported that the tree in the churchyard that overhangs a resident's garden has been assessed by a tree surgeon and it is sound.

Cllr Stevenson asked Cllrs for their thoughts on the presentation given earlier in the meeting by Mr Richard Cooper on the proposed scheme of development in Sutton. Cllr Tubbs said he would like more information about the potential legal costs for the PC and what might happen to the land if this latest proposal does not get through planning. Cllr Stevenson said that RBC would look more favourably on the latest proposal if it had the support of the PC. Cllr Grocock said there are 3 main elements of work for the PC, the housing need survey, a business case for management of the allotment (cost of managing, and detailed design for the new open space) and what is the financial relationship between the PC and the landowner. Cllr Preece would like clarification about who is going to be responsible for maintenance of things like the trees, pond and meadow area. Cllr Biggs asked what powers the PC would have in the event that this latest proposal fails to get through planning. Cllrs all agreed that the proposed scheme needs further consideration and will be discussed in more detail at the next PC meeting.

Meeting closed: 21:36

Next Meeting: 14 March 2024, 7.30pm