

# LOWDHAM PARISH COUNCIL

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**Minutes of the Monthly Meeting of  
Lowdham Parish Council held at The Community Building, off Southwell Road, NG14 7PS on  
THURSDAY 6<sup>th</sup> June 2024 at 6.45 pm**

**06/06/24/121**

## Councillors

Derek Brickell (Vice Chairman); Alison Glazebrook; Paul Harrison (Chairman); Caroline Kew;  
Stephen Platt; Mike Poyzer; Denise Whitt.

**Also present:** Clerk Bill Banner; County Cllr. Roger Jackson; Minute taker Wendy Fenn, and 6 members of the public

- 1. Apologies for Absence:** None. District Cllr. Tim Wendels had sent apologies.
- 2. Declarations of Interest:** Cllr. Paul Harrison declared an interest in the Planning Application 24-00558-FUL – Land to the rear of 50A Main Street. Cllr. Alison Glazebrook declared an interest in the Grant Application by the Village Hall & Playing Fields Committee.
- 3. Chairman's announcements:** The Chairman reminded members that there are still 4 vacancies on the Council. Any interest should be referred to the Clerk.
- 4. Minutes of the Council Meeting held on 2 May 2024** were accepted and signed as a true record. 6.47pm Standing orders were suspended
- 5. Open Session for Members of the Public to Raise Matters of Council Business:**  
Residents from Main Street wished to raise their concerns and objections regarding Planning Application 24-00558-FUL – Land to the rear of 50A Main Street. Members of FLAG expressed concern regarding extra surface water on Main Street and queried whether this had been taken into account in the plans for 50A Main Street. FLAG also asked about the possibility of further funding to purchase flood blocks, mindful of the problems at Old Tannery Drive and that they plan to carry out a demonstration. It was advised that an application can be made for consideration. *6.38pm Standing Orders reinstated*  
At this point, it was decided to discuss Planning Application 24-00558-FUL – Land to the rear of 50A Main Street. *Cllr. Harrison stepped out of the meeting*  
A number of objections have been submitted to NSDC Planners, including one from Cllr. Harrison as a resident. After discussion, it was agreed unanimously to object, the reasons being listed under item 9. *Cllr. Harrison rejoined the meeting*
- 6. County Council Matters:** Cllr. Jackson reported as follows:  
The EA and NCC have discovered there is a drainage problem at the new reservoir and a meeting is to be held to discuss the matter. A drain is needed to divert the water.  
The reason for the recent temporary traffic lights on Ton Lane was to repair a drainage pipe that was damaged when work was being done by Openreach.  
The resurfacing of A612 has now been completed.  
Concerns received regarding parking at the village hall. Cllr. Glazebrook added that whilst new signs have been put up at the village hall, these only reflected the same rules regarding the use of the village hall car park as was previously the case. It has never been a 'public car park'.  
Cllr. Jackson explained that the strips that have appeared across the roads are a survey of traffic management numbers for when work is done on the roundabout.  
The ditch alongside the Railway Inn has been cleared.  
Cllr. Harrison highlighted that the completion date for the reservoir has been put back to January 2027 from Spring 2026 because of a drainage problem and some contamination in the soil.
- 7. District Council Matters:** Cllr. Wendels had sent apologies *7.26pm Members of the Public left the meeting*
- 8. Amenities and Village:**
  - i) Roundabout Update: Nothing to report.
  - ii) Flood Alleviation-progress report: Covered previously in the meeting.
  - iii) Cricket Pavilion: – No response has been received from the EA relating to a flood defences agreement. Cllr. Glazebrook agreed to look in the Parish Council archives.
  - iv) Footbridges over the Cocker Beck: A quote for the work has been received and to be discussed later in the meeting.
  - v) Lowdham Environment Group Update: Cllr. Poyzer reported as follows:  
A successful talk had been held, with 2 more speakers arranged for September  
Will have a stand/table during w/c 22<sup>nd</sup> June at the book festival  
All Christmas groups have been contacted regarding this year's arrangements
  - vi) Best Kept Village competition: It was reported that it has been difficult getting the surplus planters from Nottingham City Council. Judging is between the 3 and 30 June 2024.

vii) MUGA: Unauthorised usage: The misuse of the MUGA by youths, gaining access without use of a gate fob, was discussed and Cllr Poyzer undertook to research options to prevent future unauthorised access.

#### 9. Planning Applications:

24-00100-FUL - 7 Lambley Road - erection of retaining walls and creation of parking space - Do not object

24-00501-HOUSE - 19 The Green - alterations to roof and new dormer to rear to facilitate loft conversion - Object. Not in keeping with the area - out of character - lack of privacy

24-00558-FUL - Land to the rear of 50A Main Street - Five 2-bedroom townhouses - Object - Over intensive development; Overbearing; Not in keeping with surrounding housing; Increases the risk of pluvial flooding in the village; Increase in risk of accident on Main Street - illegal parking already blocks access; A dangerous precedent for other potential infill sites within the village curtilage; Not all relevant details disclosed; Loss of privacy for neighbours; Bio-diversity issues - removal of mature yew trees.

#### 10. Recent District Council Decisions:

23-02165-FUL – Cliff House - New dwelling including separate composter and charging point – Refuse permission.

24-00471-HOUSE - 31 Ridge Hill - Single storey front and rear extensions – Grant permission.

24-00531-HOUSE - 22A Ton Lane - proposed detached double garage - Refuse permission

24-00532-HOUSE - 22A Ton Lane - proposed 5m high perimeter fence - Refuse permission

24-00576-S73 - Cliff Mill, Southwell Road - revised plans - grant application

24-00599-S19LBC - Cliff Mill, Southwell Road - revised plans - grant consent

24-00720-TWCA - 19 Lambley Road - T1 - fell cherry tree and replace with cherry - No Objection

#### 11. Finance & Assets

a) May payments were approved.

b) Year-end Accounts – Annual Return for 2023/24 was approved and duly signed.

i) Section 1 – The Annual Governance Statement

ii) Section 2 – The Accounting Statements

c) Community Building extension project. The anticipated completion date is in July. Room bookings to be re-taken from August 2024.

d) Risk Assessment – Community Building: The Risk Assessment Report produced by the Clerk was approved and signed.

The provision of a DDA rear exit was discussed and members agreed that the front door DDA exit meets requirements.

e) Bridges over Cocker Beck - Consider repair quotation: After discussion, it was agreed to go ahead.

f) Solar Panels at the Community Building – After considering the report on robustness, a decision to go ahead was deferred and Cllr Poyzer undertook to make more enquiries - to be discussed at the next meeting *Cllr. Glazebrook stepped out of the meeting for the next item*

g) Grant Application – Village Hall – After discussion, the application to meet the costs of cleaning the village hall curtains and for providing new gutters and downspouts for barn was approved. *Cllr. Glazebrook returned to the meeting*

h) Electricity – The Clerk informed members that the one-year fixed electric price agreement expires in July and an attractive two-year fixed price deal was available. Members agreed that this should be accepted.

i) Village Hall Play Area Inspection Reports: Graffiti is to be cleaned and missing caps on bolts to be replaced.

#### 12. General Matters: Bio Diversity – Cllr. Stephen Platt:

Cllr. Platt presented a Bio-Diversity policy for the Lowdham Parish Council adapted from NALC's policy. The policy was discussed with a request for it to be added to social media and to formulate an action plan from next month. The reference to 'the' neighbourhood plan to be replaced with 'any' neighbourhood plan. Cllr. Platt formally proposed the policy be adopted. This was seconded by Cllr. Brickell and all were in favour.

It was agreed for Cllr. Platt to enquire about the cost of carrying out a bio-diversity audit of the whole of the Parish.

Cllr. Platt also updated the meeting that he is still pursuing the safety issue regarding electric blankets.

#### 13. Councillors' Reports:

Village Hall & Playing Fields Committee (VHPFC) – Following the installation of the new signs at the Village Hall it was agreed that a joint statement from the PC and VHPFC clarifying the situation regarding the use of the car park be published.

14. Reports from Outside Organisations: None.

15. Date of Next Meeting: Thursday 04 July 2024

The meeting closed at 08.40pm

Signed: Chairman .....

Date .....