

LOWDHAM PARISH COUNCIL

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DRAFT Minutes of the Monthly Meeting of Lowdham Parish Council
held at Lowdham Community Building, Off Southwell Road, NG14 7PS
on 04 September 2025 at 6.45pm.

04/09/25/147

Present: Cllrs. Derek Brickell (Vice Chair), Gary Clarke, Alison Glazebrook, Paul Harrison (Chair), Caroline Kew; Stephen Platt; Mike Poyzer, Alan Reed, Denise Whitt, Liam Wiltshire.

Also present: Clerk Bill Banner. Comms Officer Dermot Daly. County Councillor Roger Jackson and District Councillor Tim Wendels.
There were five members of the public.

The meeting was opened by the Chair at 6.45pm.

1. Apologies for Absence: None.
2. Declarations of Interest: Cllr Paul Harrison - as neighbour to 50A Main Street (Item 10: 25-01298-FUL); Cllr Alison Glazebrook - as VHPFC member - relating to Village Hall Grant Application (Item vi). *Both members left the meeting when these items were discussed*
3. Chairman's announcements: It was RESOLVED to co-opt Robert Turnell on to the Council.
4. Minutes of the Council Meeting held on 03 July 2025: It was RESOLVED to approve the Minutes as circulated.
5. Open Session for Members of the Public to Raise Matters of Council Business.
 - a) Comments made regarding the planning application 25-01298 - Land at 50A Main Street: A short presentation made on the impact of a neighbouring development - out of character, no biodiversity net gain, no CIL. The comments were supported by a second neighbour. The Chair recommended that the objection notes be communicated by the members of the public to the Local Planning Authority (LPA). A FLAG representative has already made a comment to the LPA about the potential flood impact.
 - b) Dog mess is getting worse, especially around the church and orchard - request for a bin in that location.
 - c) Lack of grounds work by the District Council (NSDC) before the Horticultural show - brambles, long grass, rubbish - around the Village Hall car park. Also, lack of work by the Internal drainage Board (IDP) as there was a need for the bank to be cut back and weeds pulled out of the Beck in order to hold the duck race.
 - d) Tree planting - The NSDC replaced dead trees with new ones (copper beech - root-balled) but they were not watered subsequently and have died. Some Ash trees lost last winter still need to be replaced. Grass removal from the base of trees had not been done.*At this point the Planning Application - Item 10 - 25-01298-FUL - was considered*
6. Lowdham Flood Resilience Plan 2025 - Mr Peter Cross informed members of a meeting with Richard Stacey from NCC Highways who will act as coordinator for the Authorities involved. It is agreed that non-return drains by Magna Charta will be fitted. A porous drain cover is needed in Old Tannery Drive, but as Severn Trent Water (STW) has not adopted the drainage, one will be fitted by FLAG in the short-term.
The Environment Agency (EA) wish to see a reduction in the use of the Cricket field for excess water storage
7. County Council matters: A6097 15 September to 17 October overnight closure (8.00pm to 6.00am) from Lowdham roundabout to Gunthorpe Bridge for resurfacing and drainage works.
Local Government Re-organisation: Preferred option: City to include the Borough Councils of Gedling and Broxtowe.
8. District Council matters: Two seats have become vacant for re-election. Consultation, via an on-line survey, covering the Local Government Review (LGR) ends 14 September - there is a link to the survey on the NSDC website.
9. Amenities and Village:*County Councillor Roger Jackson left the meeting*
 - i) Lowdham Environment Group:
 - a) Repair Cafe - looking for three more volunteers to cover finance, coordinating fixers, and manage the site.
 - b) Initial meeting with Village Hall & Playing Fields Committee (VHPFC) about the Christmas event.
It was unanimously RESOLVED to make £150 available for a choir and allow up to £500 in total to be spent by the Clerk on the event on ancillary items.
 - ii) Village Hall Car Park: This item is to be deferred to the next meeting as part of the village parking report.
10. Planning Applications:
 - 25-01122-FUL - Land at Old Epperstone Road - Erection of cattle shed: It was RESOLVED to object based on being an inappropriate site as it is proposed to erect at the top of Church Hills on the skyline and adjacent to the public footpath.
 - 25-01137-FUL - Land at Old Epperstone Road - Extension of shed: It was RESOLVED to not object.
 - 25-01214-S73 - Cockerbeck House - Application to remove condition 2 (agricultural occupancy) - provided for information
 - 25-01218-FUL - Co-op late shop - Install 4 x bollards and 1 x CCTV post: It was RESOLVED to object based on it unduly affecting the capacity of the car park, which is already inadequate for needs.

25-01298-FUL - Land At 50A Main Street – proposed erection of two dwellings: It was RESOLVED to object based on it being overbearing and having an unacceptable impact on neighbours - it is adding to the village flood risk with extra hard-standing producing more and accelerated water run-off, feeding into already inadequate Main Street drains - Council was further advised that some (6) mature yew trees were removed from the site before the application was submitted.

25-01215-HOUSE - 7 Ridge Hill - Proposed extensions to the rear and side of the property and internal alterations: It was RESOLVED to NOT OBJECT, subject to no comments being notified by neighbours.

Southwell Road - Proposed speed restriction - the notice from VIA was noted.

11. Planning Decisions:

25-00101-FUL - 7 Lambley Road - Erection of retaining wall - Permission refused.

25-00394-FUL - Land at south side of Old Epperstone Road - Replacement of outbuildings - Grant Permission.

25-00783-HOUSE - 8 Lambourne Crescent - Erection of a wooden fence on the rear garden - Grant Permission.

25-01015-TPO - Land off Blenheim Avenue - Crown lift tree protected by TPO N131 west of 13 Station Road - Granted.

25-01053-TWCA - 3 Red Lane - Fell 2 trees - No objection.

25-01087-TWCA - Apple Croft House, Plough Lane - tree work - No objection.

25-01124-AGR - Land at Old Epperstone Road - Application to determine if prior approval required for an erection of an agricultural storage building - Prior approval not required.

12. Finance and Assets:

i) It was unanimously RESOLVED to authorise the payments for July and August.

ii) Insurance Renewal - Due on 1st October for £2,689; Cover has been reviewed; It was RESOLVED to renew.

iii) Risk Assessment review - It was RESOLVED to approve the current risk register. The External Audit for 2024/25 has been completed with a qualification that the Council Minutes last year omitted to confirm approval of this annual requirement.

iv) Governance - It was RESOLVED to adopt the new IT policy as circulated to members

v) Budget review – The spending is in line with expectations, but care needed to contain the level of Grants provided – there are applications to consider:

vi) FLAG - Grant Application - consideration to be postponed until the provision of indemnity is resolved plus the result of the funding application submitted to the District Council.

vii) VHPFC - Grant application for replacement of barn doors. - it was requested that the VHPFC be asked to provide more information and reconsider the amount of their request

viii) Village Hall – It is noted that the solar panel installation has been completed.

13. General Matters:

i) Change of Caretaker: Position offered to Mr David Leech. The outgoing caretaker will be thanked and presented with a gift.

ii) Blue Grit bins - appointment of bin wardens confirmed - to check allocated bin(s) and arrange refill when required.

iii) PC David Keighley to attend the October meeting to enable members to comment on local policing matters.

iv) The dog bin requested for near the church is private land, so the PC is unable to site one.

v) The clerk reported that an allotment plot has not been cultivated this year, and the tenant is being advised that the plot lease is to be terminated.

14. Councillors' Reports:

i) The Pharmacy has now reinstated the boundary fence at the Village Hall Car Park satisfactorily and the removed shrubs are to be replaced.

ii) A number of residents are concerned about a lack of progress in preparing a Neighbourhood Plan - to be discussed at the next meeting.

iii) Best Years – CVS project - to be advertised on Facebook.

15. Reports from Outside Organisations: None.

16. Date of Next Meeting: Thursday 02 October 2025, starting at 6pm – to finish at 7.30pm

Meeting closed at 9.46

Signed: Chairman.....

Date.....