

## HILTON PARISH COUNCIL

### **MINUTES OF THE PARISH COUNCIL MEETING HELD ON WEDNESDAY 23<sup>RD</sup> MAY 2007 AT PERCYWOOD COMMUNITY LOUNGE COMMENCING AT 7.00PM**

#### **PRESENT:**

Councillor: L Kolkman (in the Chair)

Councillors: P Hickinbottom, P Walton-Knight, J Keery, A Plenderleith

2 District Councillor, 1 County Councillor and 3 members of the public were in attendance.

#### **PUBLIC PARTICIPATION**

A resident reported concerns over the new installed footpath at the back of the Village Hall that runs along the back of the houses on Soar Close. The resident was concerned that the path was 4 meters away from the fencing by everybody's house apart from hers, whereby it is as close as it could possibly be. The resident asked why it had been put so close to her fencing?. The Chair explained that this was because of the school boundary line.

The resident explained that she had found rubbish, clothing etc thrown over her fence into her garden. She also explained that only a few days previous a work entrance sign was thrown over her fencing. If their children had been playing out they could have been killed or seriously injured. The resident explained that they had lost all privacy in their own garden.

The Chair explained that we had spoken to the PCSO on this matter and she would be going to see her shortly. She also explained that we had spoken to the Project Manager on the Village Hall Project but as of yet we had not been updated.

The Chair explained that on 30<sup>th</sup> May 2007 there would be what's called a snagging meeting of the Village Hall site. She explained that this problem would be raised again at this meeting to see if anything could be done to resolve the situation. The resident replied that she would be happy if the contractors would agree to pay for and raise the height of her fencing, she said that this would be greatly appreciated and would help to resolve the problem of missiles being thrown into her garden it would also give her and her family their privacy back that they want.

It was reported that Paul Watts and Justine Spencer from Groundwork's were having a meeting on site a few days previous to decide where to situate the waste bins. They were discussing at the time situating a bin on that path where the path dog legs out. On speaking with Paul Watts it was agreed that this was not a good place to situate a bin in light of the problems that the resident concerned was already suffering. It was decided that it would just give the kids more ammunition to throw into her garden.

It was reported that the Parish Council was concerned over the lack of litter bins that had been ordered and delivered but were not yet in situ. The contractors had put in most of the benches but no bins. This did not make any sense as the kids were using the benches but leaving litter everywhere and the Caretaker to the Village Hall was having to clean it up on an almost daily basis. The Parish Council have asked that the litter bins be installed as soon as possible.

### **POLICE MATTERS**

There was no Police present and there was nothing to report.

### **COUNTY COUNCILLOR'S REPORT**

Cllr Hood was present at the meeting.

Cllr Hood reported that the County Council were in discussions again with Biffa, this was with regards to letting residents use the site for recycling in the future. Cllr Hood said that he would keep the Parish Council informed on the progress of this matter.

Cllr Hood reported that he had received a complaint during the election period from a concerned resident, this was with regards to the noise of the lorries, etc coming from the Business Park on the Mease. Cllr Hood stated that he had already dealt with this matter by passing it on to the Enforcement Officer at SDDC. The Enforcement Officer will be sending the resident concerned a pack of forms to monitor the situation. Cllr Hood asked Cllr Plenderleith and Cllr Pattern if they could keep an eye on this matter whilst he was in hospital. Cllr Plenderleith and Cllr Pattern agreed to do this on his behalf.

Cllr Hood reported that he had been speaking with Max Green at the County Council with regards to the adoption of the roads. Cllr Hood confirmed that they had now received the file on the Health and Safety issues from St Modwens and it had been agreed that the work would be done including the removal of the graffiti on the bridge. The Chair replied that she had also been speaking to Max Green with regards to getting the over grown verges cut within the village. These were thought to have been an unsightly mess during the village fun run.

Cllr Hood reported that the residents of Percywood Close had been complaining about the restricted parking. Cllr Hood explained that this matter was nothing to do with the County Council and the residents had been redirected to SDDC Housing Department.

Cllr Hood reported on the issue for the extra speed humps required on Main Street and explained that this would be going back to consultation shortly. He explained that there had been a lot of bad feeling from the residents on this matter. This was because the residents did not want road humps they would have preferred chicanes instead. Cllr Pattern asked Cllr Hood if he could arrange for her to see the original information on the first consultation. Cllr Hood replied that he would gather this information and pass it on to her as soon as he could.

## **DISTRICT COUNCILLOR'S REPORT**

Cllr Patten and Cllr Plenderleith were present at the meeting.

Cllr Plenderleith explained that she had received a complaint from a resident with regards to the dog bin on the path between New Road and Derby Road. The resident had requested that the dog bin be moved and resituated on Willowfields as she felt that the dog walkers that were using this bin were residents off Willowfields. The resident had also complained about a neighbour that lets their dog out to do its business and does not clean up after it. SDDC have asked the resident to fill in monitoring forms with regards to this dog but the resident does not want to do this and they do not want to make an official complaint.

Cllr Plenderleith reported that she had received a complaint from a resident on Soar Close with regards to the installation of a bench by the football pitches on Back Lane. The resident would like the bench removed due to the fact that kids will congregate there in the evenings causing trouble. He also complained that youth on motorbikes are already tearing around the Village Hall grounds using the entrance on Soar Close. He was very angry and concerned that this could be dangerous to his own children if they were to be knocked over by these motor bikers. The resident concerned had asked if the Parish Council could install a gate at this entrance instead of the bollards. It was discussed that maybe in the future we could install central bollards in between the wider gaps to try and stop the motor bikers getting through. It was agreed that motor bikers getting on to the Village Hall site was and had always been a concern for the Parish Council. The resident had also said that if the Parish Council did not have the bench removed then the residents would produce a petition to get it removed. The Clerk replied that she had received the same complaint from the resident and had explained to him that this had always been part of the Master Plan and that the plans to the site were in the Parish Council Office if he wanted to view them. It was also reported that the PCSO was already in the process of prosecuting a few youths caught causing damage on the site.

It was reported that the Caretaker to the Village Hall had been asked to call the Police every time an incident of damage etc happens on and around the Village Hall site so that a crime number can be gained for the Parish Council to keep a track on all damage and to allow the Police to prosecute the offenders.

Cllr Pattern reported that she had received a complaint from a resident with regards to concerns over Witham Close. Cllr Pattern said that she will continue to follow this matter through and update the Parish Council at a later date.

### **1. MINUTE NUMBER 358/07 - APOLOGIES**

There was an apology of absence received from Cllr Banton and Cllr Smalley

### **2. MINUTE NUMBER 359/07 – DECLARATION OF MEMBERS INTERESTS**

Cllr Higginbotham declared a personal interest in agenda item number (11) Planning Applications for Decision (Item C), 9 2007 0511 FH – The erection of a conservatory at 22 West Avenue, Hilton.

CLlr Plenderleith declared a prejudicial interest in agenda Item No (11) Planning Applications for Decision item numbers as follows:

- A) Reg No 9 2007 0479 U – Change of use from Agricultural building to office accommodation (amended scheme for that permitted under 9 2006 1289) at Badger Farm, Willowpit Lane, Hilton
- B) Reg No 9 2007 0495 FH – The erection of a conservatory at 33 Wyston Brook, Hilton
- C) 9 2007 0511 FH – The erection of a conservatory at 22 West Avenue, Hilton
- D) 9 2007 0330 F – The erection of 2 new retail units and a hot food takeaway with first floor apartments over land at the junction of Egginton Road and Witham Close – Re Consultation reply required by 30<sup>th</sup> May 2007
- E) Reg No 9 2007 1015 MR – The erection of 113 dwellings including 29 affordable/social housing units with associated open space sewers and accommodation works on land South of Egginton Road, Hilton – Re Consultation reply required by 31<sup>st</sup> May 2007
- F) Reg No 9 2007 0541 FH – The erection of an extension at 10 Dale Brook, Hilton

### **3. MINUTE NUMBER 360/07 - TO CONFIRM THE NON EXEMPT MINUTES OF THE MEETING HELD ON 25<sup>TH</sup> APRIL 2007.**

*The Minutes of the Meeting held on Wednesday 25<sup>th</sup> April 2007 having been circulated were approved and signed as a true record.*

### **5. MINUTE NUMBER 361/07 – TO DETERMIN WHICH ITEM IF ANY FROM PART 1 OF THE AGENDA SHOULD BE TAKEN WITH THE PUBLIC EXCLUDED.**

No item from part 1 of the agenda was taken with the public excluded.

### **6. SUB COMMITTEE REPORTS**

#### **A) MINUTE NUMBER 362/07 - CHAIRPERSONS REPORT**

The Chair reported that we had received a balance sheet with regards to the money left in the 106 fund. The current total that we had left to match fund against was £121,825.

The Chair reported that there was a £19k overspend on the Mease football and pavilion project this was due to the following:

- £23k - Weather related.
- £11k – Omission from the original budget figures for the early fixed fee from the architect and his team.
- £12k – Directives from the Planning Office.
- £4k – Consultant fee increase due to a build cost increase (the fee was on a fixed percentage basis) total was £50k
- However from the above we can deduct £23k of contingency that was built into the budget, also the Football Foundation had agreed to contribute an additional £8k (to the budget) up to the £300k ceiling.

It was agreed that the Parish Council did not want the £19k overspend coming out of the 106 monies that was left.

It was reported that the Bell Mouth to the football pitch and Pavilion had not be properly completed, this was also deemed to be an additional cost of around £3k. The Clerk to the Parish Council had written to St Modwens to ask if this work could be completed by them at their cost as they have not completed the work required. The Clerk had not yet received a reply.

*Resolved: To write to SDDC to ask if the Parish Council can claim some extra funding from the Community Chest Fund.*

#### **B) MINUTE NUMBER 363/07 - FOOTPATHS REPORT**

There was nothing to report.

#### **C) MINUTE NUMBER 364/07 - FINANCE REPORT**

.There was nothing to report.

#### **D) MINUTE NUMBER 365/07 - RECREATION REPORT**

There was nothing to report.

#### **E) MINUTE NUMBER 366/07 - VILLAGE HALL REPORT**

It was reported that the next Village Hall Meeting would be held on 4<sup>th</sup> June 2007 at the Village Hall commencing at 7pm.

#### **F) MINUTE NUMBER 367/07 - ETWALL AREA MEETING**

It was reported that they are proposing to run the Safer Neighbourhoods Meeting at the same time as the Etwall Area Meeting.

#### **G) MINUTE NUMBER 368/07 - EDUCATION FOUNDATION REPORT**

There was nothing to report.

#### **H) MINUTE NUMBER 369/07 - AIRFIELD REPORT**

There was nothing to report.

#### **I) MINUTE NUMBER 370/07 - TOYOTA REPORT**

There was nothing to report.

#### **J) MINUTE NUMBER 371/07 - POLICE LIAISON REPORT**

There was nothing to report.

#### **K) MINUTE NUMBER 372/07 - SCHOOL GOVERNORS REPORT**

It was reported that a budget meeting had taken place and things were seen to be very tight.

It was also reported that Mr Hilton would be gradually introduced back to school after half term with a view to being back full time in September 2007.  
The Parish Council wished him well.

#### **L) MINUTE NUMBER 373/07 - TREE WARDENS REPORT**

There was nothing to report.

#### **M) MINUTE NUMBER 374/07 - MARSTON ON DOVE AND DISTRICT RELIEF IN NEED CHARITY**

There was nothing to report.

#### **N) MINUTE NUMBER 375/07 - LENGTHSMEN REPORT**

The Lengthsman reported that the road side drains along Derby Road from the Little Stars Nursery up to Talbot Turf were blocked.

***Resolved: The Clerk to contact Highways on this matter.***

He also reported that the drop curb by the island on Welland Road and Avon Way was very loose causing a health and safety problem.

***Resolved: The Clerk to contact the County Council/Wimpey and push for repairs.***

He also reported that he had taken down the goal posts on the little football pitch on Back Lane and stored them behind the Parish Council garage. He explained that they had not yet been secured.

***Resolved: Cllr Keery to speak with Mr Harlow and ask when the securing ring will be installed as agreed at the last Parish Council Meeting.***

It was reported that the hedge was overhanging the pavement by the gas box on Witham Close.

***Resolved: The Clerk to contact Prime Estates to find out who owns the land and request that it be cut back.***

It was also reported that the new Groundsman/Lengthsman was very quiet but hard working and conscientious. It was explained that he would like to work 3 days at 5 hours per day.

***Resolved: The new Groundsman/Lengthsman to work Monday, Tuesday and Wednesday at 5 hours per day.***

***Resolved: To re look at this matter at a later date.***

#### **O) MINUTE NUMBER 376/07 - FOOTBALL REPORT**

The Chair reported that she had been to a meeting with Paul Watts, Chris Payne and one of their contractors with regards to the installation of extra drainage on the football pitches on Back Lane. It had been agreed that they would give the Parish Council a quote for the drainage to be extended on the large pitch including extra drainage at the bottom of the pitch, the continuation of the drainage on the small pitch and the reinstatement of the ditch that runs along the mini pitch. The plan is to put in a

drain that will drop into the ditch at the top of the junior pitch. The bottom playing field drainage will connect with the header wall through to the new rugby/football pitch and in to the drain, this is part of the Taylor Woodrow problem. With regards to the Taylor Woodrow problem it was agreed that the Parish Council wanted the French drain to go in. The Chair explained that all of the above work would be dependant on the levels of the ground and the quote. She explained that Paul Watts did not need to get 3 different quotes for this work as SDDC rules state that they can use a preferred supplier. It was also agreed that the contractor would remove some of the self setting willow in the nature area.

## **6. MINUTE NUMBER 377/07 - REPORTS FROM COUNCILLOR'S THAT HAVE ATTENDED ANY OTHER MEETINGS**

It was reported that Paul Watts had got somebody on his new committee that would be installing an additional page to the Parish Council Web Site.

Cllr Plenderleith reported that she had attended a very good training meeting at SDDC on Planning Policy. Cllr Plenderleith proposed that we should invite the trainers along to our Parish Council Meeting to give us an insight into the Planning Policy as this is changing everyday. They can also explain to the Parish Council what planning applications go through on delegated powers and what goes through committee. The Parish Council needs to be able to understand why planning applications get refused/granted.

***Resolved: Cllr Plenderleith to pass the information/contact details on to the Clerk to follow up.***

It was also proposed that we could invite Etwall, Hatton, Willington and Repton Parish Council and suggest that we share the cost.

***Resolved: The Clerk to follow this matter up.***

## **7) MINUTE NUMBER 378/07 - CLERKS REPORT**

- Financial Statement for the year 2006/2007 – (please see attached report)
- Model Contract of Employment Revision for the Clerk Circular 10/2007  
***Resolved: The Clerks Contract was amended and resigned.***
- Completion of the Register of Members Interests Forms  
***Resolved: To complete the forms and return them to the Clerk as soon as possible***  
***Resolved: The Clerk to then copy them for our reference and send the original to SDDC***

## **8. MINUTE NUMBER 379/07 – DERBYSHIRE ASSOCIATION OF LOCAL COUNCIL'S**

- A) Circular No 10/2007  
General Circular
  - Model Contract of Employment Revision
- B) Circular No 11/2007  
Training – Summer /Autumn 2007
  - 1 – New students – CILCA at the Town Hall, Matlock on 20<sup>th</sup> June and 25<sup>th</sup> July 2007
  - 2 – CILCA Revision/Mentoring Course sat the DALC Office on 11<sup>th</sup> July and 18<sup>th</sup> July commencing at 9am

- 3 – Basic Training Course for Clerks and Councillor’s on the Law and Good Practice of a Parish Council – Wednesday 20<sup>th</sup> June 2007 at the Sports Pavilion, Village Hall, Ashover commencing at 6pm
- 4 - The Bursary Fund – for Clerks of Councils with an annual budgeted income of £25k and under
- 5 – Councillor and Clerk Training Day (Particularly for new Councillor’s and Clerks) Saturday 21<sup>st</sup> July 2007 at Hulland Ward Millennium Village Hall
- 6 – Chairmanship Training Saturday 4<sup>th</sup> August 2007 at Hulland Ward Millennium Village Hall

The Chair asked if she could have permission to attend the Chairmanship Training at Hulland Ward on 4<sup>th</sup> August 2007 at the cost of £20.00.

**Resolved: The Clerk to raise a cheque and book the Chair on to the training session.**

C) Circular No 12/2007

General Circular

- Freedom of Information Act 2000 and Environmental Information Regulations 2004 – Basic guide on compliance for First Tier Councils
- Section 137 Expenditure: Limit for 2007/2008
- RoSPa Inspections – Misleading Credentials
- Good Councillor Guide
- Clerks Vacancy – Outseats Parish Council
- Clerks Vacancy – Hayfield Parish Council

D) Circular No 13/2007

Satellite Navigation Systems

## **9. MINUTE NUMBER 380/07 – FINANCE**

| <b>Cheque No:</b> | <b>Payee:</b>              | <b>Description:</b>        | <b>Amount:</b> |
|-------------------|----------------------------|----------------------------|----------------|
| 001133            | Hilton Village Hall        | Room Hire                  | £56.00         |
| 001134            | Swadlincote Property Maint | Repairs to Garage          | £64.63         |
| 001135            | Computer Lines UK          | Toner Cartridge            | £58.74         |
| 001136            | Regal Paints Ltd           | Line Marking Paint         | £118.67        |
| 001137            | Sue Fell Kickboxing        | Tag – Workshop             | £60.00         |
| 001138            | D J Atkinson               | Mease Project              | £53,030.65     |
| 001139            | Sharon Morris              | Tag – Workshop             | £60.00         |
| 001140            | Glo-Design                 | Tag – Workshop             | £100.00        |
| 001141            | Turfdry                    | Playing Field Construction | £7438.93       |
| 001142            | Sam Bevins                 | Wages                      | £150.00        |
| 001143            | D Woolliscroft             | Wages                      | £439.43        |
| 001144            | B Dowell                   | Wages                      | £86.90         |
| 001145            | C Orme                     | Wages                      | £963.27        |
| 001146            | P Stretton                 | Wages                      | £57.00         |
| 001147            | Inland Revenue             | NIC’s                      | £464.39        |
| 001148            | B Dowell                   | Purchase Bookings Package  | £48.80         |
| 001149            | C Orme                     | Fuel Expenses              | £50.00         |

1) Audit Commission – Annual Return for the Financial Year 2006/2007

**Resolved: To be completed by the Clerk**

2) HM Revenue and Customs – Vat Return for the period of 01<sup>st</sup> March 2007 to 31<sup>st</sup> May 2007

**Resolved: To be completed by the Clerk**

3) Invoice sent to SDDC in respect of Room Hire for Paul Watts, Village Hall Project recharge for the sum of £173.40

**Resolved: The Clerk to chase payment**

4) Invoice sent to SDDC in respect of the Cleaning of the Greenway in advance from 1<sup>st</sup> April 2007 to 30<sup>th</sup> September 2007 for the sum of £468.00

**Resolved: The Clerk to chase payment**



## **11. MINUTE NUMBER 381/07 – ITEMS FOR INFORMATION**

***Resolved: To note the following information.***

- A) Clerks and Council Direct Magazine
- B) The Standard Board of England – Re new Code of Conduct
- C) SDDC – Letter confirming that the Cardboard Bank on Main Street will now not go ahead
- D) Teamwork – Safer Neighbourhoods Meeting Wednesday 8<sup>th</sup> August 2007 at Hilton Village Hall commencing at 7pm
- E) SDDC – Information on making sure that all concurrent expenses have been claimed for the year 2006/2007
- F) SDDC – Gender Equality Scheme 2007/2010
- G) SDDC – Recommendations and Reports of Committees for Submission to the Council Meeting at its Meeting on Thursday 24<sup>th</sup> May 2007
- H) Local Council Update May 2007

## **12. MINUTE NUMBER 382/07 – ITEMS FOR DECISION**

- A) Football Foundation – Monitoring and Evaluation Form  
***Resolved: Clerk to pass this information on to Paul Watts to complete***
- B) Society of Local Council Clerks – Membership Form  
***Resolved: Clerk to file with correspondence do not complete membership form***
- C) Teamwork – Provision of free Anti-Graffiti Kits  
***Resolved: Clerk to request 1 x Anti Graffiti Kit to be kept at Hilton Village Hall***
- D) SDDC – Letter from Mr Frank McArdle with regards to the delivery of the Hilton Master Plan  
***Resolved: The Clerk, Chair and Vice Chair to formulate a response***
- E) Audit Commission – Annual Return  
***Resolved: The Clerk to complete when ready***
- F) HM Revenue and Customs – VAT Return  
***Resolved: The Clerk to fill in form and return***
- G) SDDC – Letter from Mark Alflat with regards to the Delivery of the Hilton Village Plan  
***Resolved: The Clerk, Chair and Vice Chair to formulate a response.***
- H) Email Paul Watts – Ref Fertilisation for the Football Pitches also the mowing of the pitch at £60.00 per cut per week.

It was reported that at the moment the pitch on the Mease is only being cut once every six weeks. The grass is then being left on the top instead of being taken away as asked on several occasions, in turn this is killing the grass underneath leaving bad/bold patches.

The Chair had offered to cut the grass with her own sit on mower as this had a grass box and would collect the grass cuttings, however Paul Watts had been asked to get SDDC to cut the pitch one more time before she used her own mower as it was a little too long and would block up the mower. Paul Watts had replied that he did not understand these comments but he would see what he could do. With all due respect Paul Watts did not know what type of sit on mower the Chair had got and he had not even bothered to go and have a look.

***Resolved: The Chair to email Paul Watts revoking the offer to mow the pitch with her own mower.***

***Resolved: The pitch still has another 3 month growing period and will need about another 12 cuts.***

***Resolved: The Clerk to inform Paul Watts to cut the Mease football pitch once per week at a cost of £60.00 per cut.***

It was reported that the Mease Pitch had cost a further £3k for the extra seeding work that had been carried out due to it being in a poor condition. This was because when it was originally seeded last year it was very hot and the seed got baked. This was due to it not being watered on a regular basis despite the Parish Council requesting this on several occasions. Also the grass cuttings left lying on top had caused further problem.

## **PLANNING APPLICATIONS**

### **13. MINUTE NUMBER 383/07 - PLANNING APPLICATIONS TO BE CONSIDERED**

A) Reg No 9 2007 0479 U – Change of use from Agricultural building to office accommodation (amended scheme for that permitted under 9 2006 1289) at Badger Farm, Willowpit Lane, Hilton

***Resolved: Strongly object on the same grounds as before.***

B) Reg No 9 2007 0495 FH – The erection of a conservatory at 33 Wyston Brook, Hilton

***Resolved: No objections***

C) 9 2007 0511 FH – The erection of a conservatory at 22 West Avenue, Hilton

***Resolved: No objections providing the neighbours have been consulted and are in agreement***

D) 9 2007 0330 F – The erection of 2 new retail units and a hot food takeaway with first floor apartments over land at the junction of Egginton Road and Witham Close – Re Consultation reply required by 30<sup>th</sup> May 2007

It was proposed that the Parish Council go ahead with the proposed survey on Witham Close to be completed by BWB Consulting.

#### **Report from Cllr Walton-Knight on this matter.**

##### **Background:**

Witham Close is a “cul de sac” shopping precinct in Hilton which was very restrictive in it’s original concept, but as a result of continuous development and no overall planning, has become a major health and safety risk. Recent planning approval and a further development proposal have brought about a situation where the Parish Council must act in the interest of the residents of Hilton.

##### **Concerns:**

The Parish Council is very concerned that the current and proposed development constitutes a major health and safety risk as a result of: congestion of shopper’s vehicles, pedestrians, delivery vehicles and parking, vehicle movement from and into Egginton Road and all compounded by the location of the bus stops on Egginton Road.

##### **Proposed Survey:**

BWB Consulting had proposed an independent survey and the generation of a transport statement, to examine the issues associated with the proposed further development of Witham Close. The survey, which will cost approximately £3k plus VAT, would be limited in scope and detail as a result of cost and would involve the purchase of plans and background data, office research, a site visit and traffic study by two personnel for half a day and a meeting. The survey should be informative but unfortunately would not be binding on any part.

##### **Recommendations:**

The situation at Witham Close has become so serious that the Parish Council must take action to safeguard the residents of Hilton on health and safety grounds and to confront the disinterest of South Derbyshire District Council. I recommend that the Parish Council authorise BWB to conduct the proposed survey although recognising its limitations.

***Resolved: The Clerk to contact BWB Consulting and confirm that the Parish Council wish to continue with the survey.***

***Resolved: To send a letter to Tim Denning expressing our object. (Please see below for extract of letter sent)***

***Hilton Parish Council would like to strongly object to the above planning application on the following grounds:***

- 1) This application is not within keeping of the surrounding area. The proposed double retail unit with 3 bedrooms and living area above means that the overall height of the building will be too grand overlooking other properties.***
- 2) The access to the car park will be adjacent to the hot food takeaway outlet, this in our opinion will be too close to the very busy A5132 Witham Close Junction.***
- 3) The car parking proposals outside the existing nursery will narrow the access road making this dangerous especially for cars reversing as there will be a lack of visibility.***
- 4) Heavy Goods Vehicles delivering to Tesco and Hilton Brook House will find the access almost impossible to negotiate.***
- 5) Whilst the proposed footpaths contained within the plans are welcomed the vehicular movements both along Witham Close and at the very busy A5132 Junction are too dangerous to contemplate.***
- 6) The added matter of the recycling will just cause even more dangerous traffic and heavy goods vehicles, again the consequences of this are much too dangerous to contemplate. All that this application will do if passed is hugely magnify the problems that we already have on Witham Close.***

***The traffic impact section 3.2 in the supporting documentation may slightly increase traffic flow out of the village but will vastly increase traffic flow onto Witham Close to very dangerous levels. This development will also have a large increase on noise and disturbance due to extra traffic and other activities within Witham Close.***

***It has also been established by the Parish Council that the Vets Surgery etc can not use the staff car parking spaces at the back of their buildings due to the Tesco lorries that have to get around the back to make deliveries. This means that all of the staff, park in the main Witham Close car park.***

***I would also like to request that this application be extended for a further period of at least 6 weeks as the Parish Council are currently undergoing an independent survey of this site.***

Cllr Pattern said that she would request an extension on this planning application until the survey by BWB Consulting was completed.

It was also reported that the nursery had 9 staff and currently takes 35 children, however they had the capacity to take up to 90 children. The proposal is to allow them 9 car parking spaces but at this stage they are not sure how they will police this. It was also reported that when the Little Start Nursery put in their planning application they had problems with getting it passed due to a parking issue. They currently take 48 children and had to provide 16 car parking spaces plus further disabled car parking spaces.

It was also reported that the Public House allowed residents to use their car parking spaces as a good will gesture but in the future they may revoke this privilege.

It was also reported that on the plans the bus stops are not shown nor is the tree, this makes it look like there is not a visibility problem.

It was agreed that the anti social behaviour around Tesco may only worsen if the planning application with the take away is passed. This was seen to be inevitable.

E) Reg No 9 2007 1015 MR – The erection of 113 dwellings including 29 affordable/social housing units with associated open space sewers and accommodation works on land South of Egginton Road, Hilton – Re Consultation reply required by 31<sup>st</sup> May 2007

***Resolved: To send a letter to Tim Denning expressing our objections. (Please see below for extract of letter sent)***

*Hilton Parish Council would like to strongly object to the above planning application on the following grounds:*

- 1) *The proposed area for this development is outside the village boundary line.*
- 2) *The proposed site is a Green Field Site and not a Brown Field Site as stated.*
- 3) *There are no provisions within the plans for the footpath on the development side of the road to continue any further that opposite Lucas Lane, this will mean that residents, parents and children will have to cross a very busy main road at the point of a very bad bend that currently has a 60mph speed limit.*
- 4) *There are no provisions for any crossing facilities within this application.*
- 5) *The island that is proposed on the plans will be too close to the entrance of Lucas Lane and will be very dangerous to all pedestrians and vehicle users.*
- 6) *There are no provisions for recycling.*
- 7) *This application will also have ecological implications to Hilton and the surrounding area. Building on this land will affect our very precious wildlife and its habitat, for example the red and amber birds that are current residents on this site.*
- 8) *Hilton is already grossly over developed and has no infrastructure to sustain the development that it already has. The school is currently building a four classroom block to enable pupils that are currently being taught in atriums, store cupboards and halls to have proper class rooms. However even with this, the school is full to capacity and has already closed its list for new starters in September. This does not include the 279 homes presently being constructed on the Wimpey site. This application will only exacerbate the situation even more.*
- 9) *The Doctors Surgery will close its patient list at ten thousand and is already up to nine thousand plus patients. This will mean that about two thousand five hundred residents will not be able to get GP/Medical care within their own village. This again is without taking into account the 279 homes presently being constructed on the Wimpey Site. Again this application will only exacerbate the situation even more.*

*Hilton Parish Council feels extremely strong that this application should be refused.*

*South Derbyshire District Council has always publicly reported that they have made many mistakes within Hilton over a ten year period and have learnt from these mistakes. If this is the case then why are these mistakes still being made? Hilton can not sustain any more development.*

It was reported that Tim Denning from SDDC had been contacted with regards to the 106 agreement that should be attached to this application. He had informed us that this agreement had not yet been completed, the Clerk was chasing this matter on an almost weekly basis as the Parish Council had been told by Mark Alflat that all 106 agreements would be seen by the Parish Council before they went to committee. This would be so that the Parish Council could comment on the contents. As of yet we have not seen any.

Tim Denning thought that the Parish Council may be able to get recreation/open space and outdoor provisions attached to the 106 agreements for the above application but he thought that building facilities would go to the Etwall Leisure Centre.

Tim Denning had asked that the Parish Council comment on what we would like to see agreed as part of the 106 agreement. The Parish Council stressed their unhappiness with this as they were promised that they would be able to view the document in the first instance then comment.

***Resolved: To send a letter to Tim Denning requesting what the Parish Council want to see agreed in the 106 agreement. (Please see below the extract of letter sent).***

***Ref: 106 Agreement Items that Hilton Parish Council would like to see negotiated for the following:  
REG NO 9 2006 1015 MR – The erection of 113 dwellings including 29 affordable/social housing units with associated open space sewers and accommodation works on land south of Egginton Road, Hilton, Derbyshire.***

*I am writing on behalf of Hilton Parish Council to ask that the following matters be considered and included in the 106 agreement on the above planning application.*

- 1) *The provision of a recycling centre.*
- 2) *Monies towards the outdoor recreation facilities around the Village Hall area including the installation of the MUGA, the refurbishment of the tennis courts and the installation of the bowls green.*
- 3) *Monies towards the building of the clasp extension at the Village Hall.*
- 4) *Monies towards the new Rugby/Football Pitch and Pavilion on the land exchanged with the local primary school at the bottom of the Back Lane Playing Fields.*
- 5) *Monies towards the completion of the Greenway.*
- 6) *Monies towards proper street calming measures on Main Street.*
- 7) *106 monies for Hilton Parish Council towards the maintenance of all of the open space that will be coming on line shortly.*

*I would like to inform you that Hilton Parish Council would like to see at least another £750,000.00 included as part of the 106 agreement to enable Hilton Parish Council to fulfil its duties in the above areas.*

*I must stress that Hilton Parish Council has in the last 3 to 4 years increased its precept substantially to allow for all of these new areas coming on line but as you can appreciate we can only do this a certain percentage each year. However Hilton Parish Council will continue to increase the precept in years to come but we still envisage that this will not be sufficient to cover our ever increasing costs.*

*I would like to enforce that Hilton Parish Council will shortly go from only having to maintain the football pitches and Tennis Courts on Back Lane playing fields to having to maintain the Village Hall and all of its surrounding ground, the Mease Pavilion and Football Pitches and the Welland Road Children's Playing Area once adopted.*

*I would also like to inform you that Hilton Parish Council would like to become self sufficient in the near future by employing our own fulltime Groundsman/Park Keeper to maintain all of the open spaces, this will then in turn take some of the pressure off South Derbyshire District Council. Also to be able to do this Hilton Parish Council would need to purchase expensive equipment, for example our own industrial lawn mower etc.*

*We feel very strongly that to enable us to do what is required of us we must ask that these matters be considered and negotiated for when the 106 agreement is agreed.*

F) Reg No 9 2007 0541 FH – The erection of an extension at 10 Dale Brook, Hilton  
*Resolved: No objections providing this application provides adequate parking for 2 cars off road and are kept now and in the future.*

#### **14. MINUTE NUMBER 384/07 – PLANNING MATTERS FOR INFORMATION**

*Resolved: To note the following applications.*

A) Reg No 9 2007 0281 F – The conversion of a barn to a holiday let at Hall Croft, Hilton – HAS BEEN REFUSED

B) Reg No 9 2007 0214 F – The erection of an extension to the existing egg laying unit at FREU 1 Woodcock Farm, Willowpit Lane, Hilton – HAS BEEN GRANTED

C) Reg No 9 2007 0215 F – The erection of an extension to the existing egg laying unit at FREU 2 Woodcock Farm, Willowpit Lane, Hilton – HAS BEEN GRANTED

D) Reg No 9 2007 0223 FH – The raising of an existing roof and eaves to form new bedroom with en-suite at 81 Kyle Road, Hilton – HAS BEEN REFUSED

E) Reg No 9 2007 0266 FH – The erection of a conservatory at 38 Washford Road, Hilton – HAS BEEN GRANTED

F) Reg No 9 2007 0278 FH – The erection of a detached garage block with store room over at Hargate Lodge, Lucas Lane, Hilton – HAS BEEN GRANTED

### **15. MINUTE NUMBER 385/07 - DATE OF THE NEXT MEETING**

The date of the next meeting will be 27<sup>th</sup> June 2007 at Percywood Community Lounge commencing at 7pm

### **16. MINUTE NUMBER 386/07 - EXEMPT ITEMS**

A discussion took place with regards to the many concerns that the Parish Council had over the Village Hall and Mease Projects. This was with regards to the significant overspending on both projects.

The Parish Council was also very concerned over the Management of both projects and on how they could move forwards with this in the future.

**CONFIRMATION:** \_\_\_\_\_ **DATE:** \_\_\_\_\_