

Bestwood Village Parish Council

Date: Tuesday 12th November 2019 at 7pm

Venue: St Mark's Church, Bestwood Village

Present

Councillors:

Portia Newling Chair
Jack Ashworth Vice Chair
Frank Beckwith
Dave Braithwaite
Marlene Gee
Ian Hart

County Councillor Barnfather

Borough Councillor Ellis

21 residents attended the presentation, 13 stayed for the meeting

MINUTES

Members of Nottinghamshire County Council will be attending to talk to the Council about the old School Buildings and answer Councillors' questions

Two representatives from Notts CC were welcomed by the Chairman and Cllr Barnfather and invited opinions of people present (21 residents). The Chairman summarised what had been achieved so far by previous meetings and were now at the stage of putting together a business plan. A bid to nominate the lans as an Asset of Community Value (five parcels of land!) is under way but not completed yet.

Vice Chairman Jack Ashworth elaborated about the timeline that had brought it this far and that it could be put to County that it be used for the community. He feels that more help could have been given earlier to get through the process.

The Chairman re-iterated that it was recognised that it is a big task and needed more members to drive the project forward by joining the group venture, however information is needed as to the layout and condition of the buildings to take it to the next stage.

A Sellers pack has not been forthcoming, some 18 months after being promised. This is holding up progress. Further complications are being caused by the electoral boundaries that Bestwood Village is stuck with.

Cllr Barnfather reminded the meeting that the initial objective was to get Doctors/Dentists/Other local Services etc. into the building. The County Council advertised this and got no take-up at all. Therefore any proposal has to be viable. The building is in need of repair and cannot be simply moved into.

Points raised and discussed;

Concern that another building has become out of the use for the community as it is being dominated by one group so would this building be protected? Is the building any good for any use due to access? Will the building deteriorate rapidly and be vandalised?

Derek Higton outlined his role within the County Council and is familiar with Bestwood Village being responsible for Estate management. Also in attendance was Neil, Head of Property.

The situation from Notts CC is:

- ***It does not want an empty building on its books for very long and is keen to find a way forward for this site ASAP. It cannot wait for long term. Security is being employed and there is a cost to this and for the CCTV. No deadline was given.***

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- *If it is designated as an Asset of Community Value it does not mean that the building will be handed over at no cost. There is a duty to raise money from the sale at market value (no live value available at the present time).*
- *Notts CC are open to a discussion with the Parish Council regarding any possible lease, again at market value and to include repair and maintenance of the site.*
- *A warning was given not to underestimate the level of costs that can escalate rapidly.*
- *If the County Council wish to sell an Asset of Community Value it means that there is a six month moratorium on any future sale. The Council can put in an application for part of the site rather than the whole.*
- *The site will be marketed to all, including housing developers. The Council is legally obliged to get a reasonable return.*
- *The site will not be valued until a decision is made to sell it. This has not been made yet to give the Bestwood Village community opportunity to put a plan together.*

From the Parish Council/Resident's point of view;

- *Any valuation needs to take into account access issues*
- *The value of the community's purpose and other non-financial values will probably not be taken into account in the valuation*
- *The New school's costings took into account the revenues from selling the existing site as part of its viability plan and revenue is needed for other projects in Nottinghamshire*
- *The portacabins they may be moved but they will not form a significant part of the valuation.*
- *The school playing field is included in the site being discussed.*
- *Concern was raised that these buildings should form part of the Bestwood Village's development and if it was lost then where/how would the Notts CC fulfil its role to serve the electorate.*
- *Part of the site is used by children passing on foot through the village so what is the value if there is no access way?*
- *Concern that if sold, work may start on drainage etc. then be left for years undeveloped.*
- *It is difficult to work on a bid without a valuation*

The next steps;

Notts CC will arrange to answer outstanding questions and give an approximate valuation that can be worked on. This will be on Market Value.

2019.129	Welcome by the Chairman <i>The Chairman welcomed those that stayed for the meeting</i>
2019.130	Silence to remember those who have passed
2019.131	Consideration of applicants to fill Casual Vacancy <i>The Chairman indicated that there had been one applicant who was at the meeting this evening with a view to having a chat at the end.</i>
2019.132	To receive - Apologies for absence <i>None – all present</i>
2019.133	To receive and consider - Declarations of members' interests and dispensations from non-participation <i>Cllr P Newling, J Ashworth, D Braithwaite on Item 14 Grant Application for St Marks Church</i>

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2019.134	<p>To receive and approve - Minutes of the Parish Council meeting held on 10th September 2019</p> <p><i>It was resolved to receive and approve the minutes</i></p>
2019.135	<p>To receive and note - Any update on actions arising from previous Parish Council decisions</p> <p><i>New play equipment installed. Minor vandalism took place but was repaired FOC by the installer. Community Centre hedges have been cut.</i></p>
2019.136	<p>To receive - Parishioners questions/statements (normal duration 15 minutes)</p> <p><i>Concerns – Yeoman Ave/Broad Valley Drive junction Double Yellow lining. Nothing has been done.</i></p> <p><i>Parking on Yeoman Avenue is causing obstruction</i></p> <p><i>Has the Boxing Club Banner got Planning Permission</i></p> <p><i>High Main - Bushes have been cut and debris left</i></p> <p><i>Cllr Ashworth has reported the yellow line issue and has not had a response. In general, Councillors only have the same power as any resident and a booklet will be issued shortly to every household to empower them to report things themselves. In the meantime the Chairman will put in a request for double yellow lines. In addition she will drive by High Main to see the cuttings. The planning query needs to be sent to Gedling but the Parish Council have not received any notifications.</i></p> <p><i>The junction next to the shop needs attention as it is unsafe for infirm</i></p>
2019.137	<p>To receive - Reports from Parish, Borough and County Councillors</p> <p><i>Cllr Barnfather reported on some roadwork notifications that are due soon.</i></p> <p><i>A meeting concerning the Spinney was held and County provided some funds for fencing to protect the green which did not get done. It will be installed at the end of this week.</i></p> <p><i>The “Village” signs and their locations will be taken up with the developer.</i></p> <p><i>Borough Councillor Rachel Ellis reported that she had been attending meetings, and on behalf of the Parish gritting has been brought to the County’s attention. To add another road another has to be dropped off the list and there has to be good reason.</i></p> <p><i>Flooding – Gullies are being cleaned. Re Goosedale the owner needs to clear the drainage channels.</i></p> <p><i>Road Markings – markings that are wearing away have been reported but no response received. Cllr Barnfather is aware of Bestwood Village and other villages and hopefully funds will be in next year’s budget.</i></p> <p><i>The Chairman thanked both Councillors for their commitment</i></p> <p><i>From Parish Councillors;</i></p> <p><i>Footpaths to new school cleared. Site meeting has been arranged for March next year to agree a schedule of works including, Gedling road-sweeping, Residents being written to about overhanging vegetation etc.</i></p> <p><i>New Langridge development does not include a footpath link (just via Moor Road) and the Principal planning officer at Gedling has now agreed a way to do that.</i></p> <p><i>S106 – Langridge developments - £614,000 has been made and ratified and Gedling BC has been asked if it has been paid, when it will be paid and who decides how it will be spent.</i></p> <p><i>Awaiting a response.</i></p> <p><i>£46,000 from Beeston Close for Open Spaces and a similar enquiry has been made. Cllr Ashworth has written twice and no response received. Cllr Ellis will help chase up.</i></p> <p><i>A recent safety inspection has been carried out on the square and we await a report on works needed.</i></p>

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2019.138	<p>To receive, consider and approve the following;</p> <ul style="list-style-type: none"> a) General Invoices for payment per list <i>It was resolved to pay the Invoices per list</i> b) Proposed increase in Internal Audit fees <i>It was resolved to accept the increase a re-appoint for next year</i> c) Accounts for second quarter April-September 2019 <i>It as resolved to receive and approve the accounts</i> d) Adjustments to budget required for 2019/20 year if required <i>None</i> e) Application for Co-op foundation Space to Connect grant <i>It was resolved that the Parish Council will agree to accept the grant on behalf of the Community Groups to put together a business plan</i> f) Request to receive £300 on behalf of St Mark's Church <i>Withdrawn</i>
2019.139	<p>To note – Letter from GBC regarding Council tax error <i>Noted</i> Invitation from GBC to Parish Conference (3rd Dec 19) <i>Cancelled due to election</i></p>
2019.140	<p>To receive reports from and discuss;</p> <ul style="list-style-type: none"> a) Previous Grant applications <i>None</i> b) Hawthorne School working group <i>Discussed ahead of this meeting</i> c) Application for Asset of Community Value with Notts CC <i>Noted</i> d) Lengthsman Scheme <i>We have a note of our hours</i> e) Planning applications <i>Cllr Braithwaite has reservations about us being notified of applications and the Gedling portal seems to be populated very late. Cllr Barnfather to chase up. In Ashfield, Clerk to ask Cllrs Kia and Lauren and Ashfield planners for notifications of applications on our border. (Moor road and roads off). Ashfield website is not helpful or easy to locate.</i> f) Traffic Issues <i>City, near the old community centre, 40MPH and dangerous parking on the single path along the double white line zone. When finished it should become 30MPH but in the meantime it is very dangerous. Cllr Braithwaite to raise concerns before work completes</i> g) Moor Road Flooding <i>No report</i> h) Litterbin Consultation <i>Cllr Ellis has put through ideas and is awaiting feedback</i> i) Bestwood Conservation Area Appraisal <i>This has taken place. Information will be collated and sent on to the Parish Council.</i>
2019.141	To discuss – To adopt the revised Gedling Borough Council Councillor Code of Conduct

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	<i>Councillors signed the final page to confirm receipt</i>
2019.142	To discuss - New Grant applications received; St Mark's Church – Village bonfire and firework display £500 <i>Cllrs declaring an interest did not take part in the item. It was resolved to award the grant in full.</i> Killarney Park – Application for Defib. batteries <i>It was resolved that a grant of up to £500 be awarded on receipt of grant application form.</i>
2019.143	To note - Youth shelter on MUSA – Successful project to repaint– DB <i>Cllr Braithwaite reported that Skatejam came with a mural artist and with the Youth Bus. It was a great project, a successful use of funds and an example of good joint effort.</i>
2019.144	To discuss – Village Handbook produced/printing/distribution <i>Councillors voted on their design and it was resolved to have them printed by Manton House as per quote.</i>
2019.145	To discuss – Village signs – MG <i>Cllr Barnfather is dealing with and will report to the Chairman.</i>
2019.146	To discuss – To move village gateway sign toward Papplewick – PN <i>It was resolved to suggest moving it include the West House Farm estate with Highway's advice.</i>
2019.147	To discuss - Remembrance arrangements and donation to be made to RBL – PN <i>Donation of £17 spent on wreath and resolved that an additional £100 donation be made to Royal British Legion.</i> <i>Suggested that for 2020, Parish Councillors march in the Parade.</i> <i>Resolved that Lamp Post Poppies will go up 2 weeks before and be removed 2 weeks afterwards.</i> <i>Clerk to enquire on price for additional Lamp Post Poppies – 40.</i>
2019.148	To discuss – Producing a Parish Council logo – PN <i>Proposed that a competition be launched to both Village members and Schools via Facebook and Notice Boards with a close date of end of February. Prize to be decided. Flyer to be put into Community Handbook.</i>
2019.149	To note – Date of next meeting –Tuesday 14 th January 2020 at St Mark's church Bestwood village <i>Noted</i> <i>Members of the public were excluded from the meeting due to the confidential nature of the business to be transacted.</i>
2019.150	Confidential Item – To discuss the Clerks role and contract following the first year (Dec 2019) <i>It was resolved that the Council are happy with the Clerk and vice-versa. Arrangement s will stay the same ongoing.</i>
2019.151	Co Option to the Council

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<p><i>Councillors resolved to have an informal chat with the candidate and invite him to attend the next meeting.</i></p>
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