

Hockerton Parish Meeting

Minutes

16.1.18

Agenda

1. Planning Proposal for dwellings next to Village Hall
2. Village Precept
3. Appointment of Chairman and Clerk for Hockerton Parish

Attendees (14)

Andy Hall, Alison Hall, Cllr Bruce Laughton, Kevin Brogan, Richard Craven-Smith-Milnes, George Machin (RCSM planning advisor), Ralph Davies, Anna Davies, D Bradford, C Bradford, Jonathan Lightbody, Lindy Wilson, John Wilson, Simon Tilley.

Apologies

Claire Lightbody, Louise Lipman, Fi Thompson

Scene

In the absence of both a Chairman and a Clerk; Andy Hall acted as Chair and Alison Hall took minutes.

Cllr Bruce Laughton attended to address issues at the beginning of the meeting.

Richard Craven-Smith-Milnes (RCSM) and his planning advisor, George Machin attended to offer clarification and discussion on the latest planning proposal.

7:35pm Meeting opened by Andy Hall

Addressing the shivering attendees, Bruce Laughton explained that the weight limit for Caunton Road is being progressed.

Cllr Laughton also mentioned the deadline for the local minerals plan (see previous minutes for notes on Averham Flash Farm application) has passed. No bid had been submitted for Averham Flash Farm; although late bids could be presented. The Construction company, Tarmac, has put in a bid near Kelham Bridge.

7:40pm Cllr Bruce Laughton made like Elvis.

1: Planning Proposal

The planning application for 6 small dwellings has come about as a result of a recent housing needs survey which received a response rate of 20% when presented to Kirklington and Hockerton residents. 2/3rds of respondents indicated a small development of 2-3 bed homes might be appropriate.

There is a community benefit being offered with the proposal. Richard CSM is offering the Parish a gift of land adjacent to the village hall. The suggested use of the land being for an extension to the village hall, a car park and a playground.

George Machin explained that the Conservation Officer has suggested 6 dwellings is too many and that the size of the extension to the hall is too large. Therefore the current application is an outline application only and more design work is needed. If the size of the development were reduced, Mr Machin stated that there would be no reduction in the gift of land to the Parish.

The application is to provide smaller homes, not available to housing associations, but for local people who will get the first option to purchase. Such local prospective buyers will need to prove association / connection with Hockerton.

George Machin stated that he believed without local support the application may struggle for planning approval. He also suggested other applications may be submitted that did not include a benefit to the community. However, it is unlikely that any other plan would be able to satisfy the "wholly within the main built up area" criteria applied by NSDC. Furthermore, should the proposed development go ahead, there could not be another development that used the housing survey as an argument for it.

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In response to concerns that this development would give way to larger development on the pocket of land, Mr Machin explained that the design purposefully blocked off future access to the larger field. This would be no "Trojan Horse" development.

Mr Machin suggested that a Community Infrastructure Levy would be applicable to the development and that the gift of land was in addition to any levy imposed. Calculating the sq. meterage of the development, Mr Machin suggested a CIL payment of circa £6000 would go to NSDC and there is a process for Hockerton to go through in order to secure some of any CIL.

Resident, Ralph Davies expressed his objection to the proposal and also pondered that at no time in the last 40yrs had improvements to the Village hall led to an increase in its use. Access to the hall is restricted due to narrow or non-existent pavements, no parking, the main road and the dangers thereof all present challenges.

Andy Hall responded by suggesting a car park would allow families to drive to the hall; and a secure playground would give a useable community space within the village that would benefit families and children.

Responding to a suggestion that the village would like an improved offer from RCSM, Mr Machin invited residents to tell him what the 'big' thing might be that would 'swing' the proposal in favour. He explained such demands should be made without delay.

Richard CSM and George Machin left the meeting at 8:20pm.

Andy Hall said he'd consult with the village by email and via www.hockerton.com and residents' views would be submitted to NSDC. Individuals should send their votes and comments to Andy.

2: The Village Precept

Andy Hall reminded the attendees that the village was without a Chairman and Clerk; both positions needed to be filled in order for Hockerton to be compliant. We also needed to set 2018's village precept.

Jonathan Lightbody commented that reducing the precept would strangle the village of any hope for development projects. This view seemed to be held by the majority of the room. It was also noted that with the increase in housing numbers, keeping the precept at £3000 would actually result in a slight decrease (about 8% was estimated) per household.

Andy proposed to keep the precept at £3000. Votes 'FOR' were unanimous to accept the proposal. The Village Precept was set at £3000.

3: Village Officers – Chairman and Clerk

The room fell deathly quiet when volunteers were sought to fill the roles. Andy also confirmed he had received zero applications by email, nor any phone calls from volunteers. In the presence of such apathy, Andy explained that he would seek advice on the next steps if the roles remained vacant.

Jonathan Lightbody suggested that an absence of village officers may lead to Hockerton Parish being merged with Kirklington and that our 'voices and concerns' would be lost. He also wondered whether the precept would be given to Kirklington and as such, stated his belief that it would represent a colossal step backwards for Hockerton and undermine all the good work done by recent Chairmen and Clerks.

Jonathan offered to become the Clerk with a condition being that the correspondence address be the Village Hall and a postbox be provided for that purpose. He also expressed his wish for Andy Hall to continue as Acting Chairman for the foreseeable future.

Jonathan Lightbody becoming Clerk was proposed by Ralph Davies, seconded by Lindy Wilson and with an audible sigh of relief, unanimously agreed by the vote.

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AOB:

Simon Tilley explained the Gardening Club concept he'd recently sent around the village and stated he'd like to develop the survey and ask for village needs.

Simon Tilley mentioned that he intends to organise "A Pint of Science" evening whereby attendees could enjoy a pint whilst listening to science researchers talk about their projects. A date is likely for May 2018. Those interested should inform the Clerk.

Andy Hall confirmed that the Village entry signs should be completed by February although no date for their erection was confirmed.

Jonathan Lightbody confirmed that according to Openreach, Fibre Broadband for the village was in the last testing stage and should be available within a month.

8:55pm Meeting Closed.