

LAXTON AND MOORHOUSE PARISH COUNCIL

Minutes of the Parish Council Meeting held on 7.30 pm on Tuesday 24 September 2024 at Moorhouse Church, Moorhouse, Nottinghamshire

Present: Councillors:

S.Hill (chair)
 J.Hill
 M.Hennell
 S. Rose
 D. Sheard
 A. Moorhouse
 R. Creighton

In attendance at parish council meeting

C. Wilson (Clerk)
 M. Pringle (county councillor)
 Members of the public (x9)

		ACTION
LMPC/109/24	Apologies for absence: Mrs Michael’s apologies were noted.	
LMPC/110/24	Declarations of interest: There were no declarations of interest, direct or indirect, in any items of business on the agenda.	
LMPC/111/24	Dispensations: None required.	
LMPC/112/24	<p>10 Minutes public speaking: Councillors were asked how the parish council would support Moorhouse residents who will be disproportionately adversely affected by the solar farm development if approved. Councillors confirmed that the parish council is engaging with JPAG and appreciates that a number of residents are opposed to the farm. The clerk confirmed that it is a standing agenda item which the councillors must consider on behalf of all their electors.</p> <p>Members of the public referred to the following matters in particular:</p> <ol style="list-style-type: none"> 1. The existing solar farm at Egmanton is not an issue because it is small. In contrast, the Great North Road (GNR) proposal is vast in size. 2. The cumulative effect of losing good agricultural land to energy production and associated implications for food security and farming output. 3. The ecological considerations, including: <ol style="list-style-type: none"> a. Increased flood risks, which is a concern to NCC b. The impact on wildlife of the loss of so much open space c. The risk of creating a microclimate bringing heat and wind issues 4. The health risks for residents arising out of the loss of rural outlooks to a view of glass panels 5. The implications for house prices 6. Residents do not oppose solar panels but believe they should be placed on roofs not good quality agricultural land 7. The impact on Moorhouse will be significantly higher than on Laxton, with footpaths and bridleways badly affected and the village surrounded by panels which will be visible from all properties 8. Moorhouse will be affected by construction and traffic noise. 	

	<p>Councillors noted all the concerns which they would consider at item 11 c on the agenda.</p> <p>In relation to item 11 a ii on the agenda (Planning application 24/01463/CPRIOR – Change of use – Church Farm), councillors also noted concerns at any associated risk of impeded water flow creating a flood risk.</p>	
LMPC/113/24	Thoresby Estate report (if any): No report.	
LMPC/114/24	Minutes of the Parish Council meetings held on 23 July 2024: The minutes of the parish council meetings held on 23 July 2024 were agreed as a true record and signed by the chair subject to the amendment of LMPC/102/24 to refer to “out of date” instead of “pit of date”.	
LMPC/115/24	<p>Matters arising: LMPC/107/24 – Agenda items for the next meeting – The clerk reported that Oliver Scott of NSDC planning was able to attend a meeting. She will invite him to the November meeting.</p> <p>There were no other matters arising.</p>	Clerk
LMPC/116/24	<p>Reports from district and county councillors: Mrs Michael was absent.</p> <p>In his report, Mr Pringle referred to the following in particular:</p> <ol style="list-style-type: none"> 1. Issues continue to arise in relation to road surfaces 2. The closure of day care facilities in North Nottinghamshire 3. An update will follow the forthcoming full council meeting. 	
LMPC/117/24	<p>Reports from councillors: It was reported that the new gate and fence on the Moorhouse side of Croftway were not aligned with the boundary. Photographs will be sent to the clerk who will report the issue to NCC.</p> <p>It was also reported that grass is still covering the stretch of pavement between Bottom Farm, Main Street to Moorgate Farm on Moorhouse Road. The clerk will remind NCC.</p>	Clerk Clerk
LMPC/118/24	<p>Property matters including sports field, lease and pavilion and Glebe Field matters (if any): Mr S Hill and Mr Rose had obtained keys to the pavilion and had undertaken an inspection. Their inspection report referred to the following in particular:</p> <ol style="list-style-type: none"> i. The pavilion is well constructed, in very good condition and is looked after ii. Ideally, clearing up around the outside woodwork would be of benefit iii. Retreatment of the wood nearer the ground would also be desirable iv. Both the above were not out of ordinary but were just usual maintenance v. A generator is used to provide electricity vi. The outside tap would benefit from some lagging vii. The sports field looks fantastic <p>Councillors commended the committee on the standard to which the site has been maintained and thanked the members for their hard work on this community asset. The clerk will contact the committee formally to pass on the council’s thanks.</p>	Clerk

	<p>Sports field and pavilion condition report to be an agenda item for the November 2024 meeting.</p> <p>Councillors discussed the Thoresby Estate’s request that the parish council pay its legal fees attendant on the variation of the lease to provide for subletting. They expressed concern at the budgetary implications of a contribution of £750 (excluding VAT) which represents over a sixth of the council’s annual income. After further discussion, they agreed that the clerk should contact the Estate to explore the possibility of a smaller contribution.</p> <p>It was noted that there is a temporary fence around Glebe Field. Councillors commended the tenant on the work they do to look after the field. The clerk will contact the tenants formally to pass on the council’s thanks.</p>	<p>Agenda</p> <p>Clerk</p> <p>Clerk</p>
<p>LMPC/119/24</p>	<p>Planning matters:</p> <p>a. Applications:</p> <p>i. 24/01472/FUL Change of Use of Farmyard to Residential; Conversion and Alteration of Farm Buildings to Form 2 Dwellings; Demolition and Partial Demolition of Modern Farm Buildings; and Associated External Infrastructure Works: Councillors discussed the application and unanimously agreed that, subject to appropriate management of any increased flooding or traffic, they had no objections to the proposal.</p> <p>ii. 24/01463/CPRIOR Application to determine if Prior approval required for a Proposed Change of Use of Agricultural Buildings to 4 Dwellinghouses and for Associated Building Operations: Councillors considered the exceptions to Class Q permitted development permissions and agreed that, in this instance, the technical issues were better determined by NSDC.</p> <p>b. To note planning decisions by NSDC: 24/01228/AGR - Proposed agricultural barn - Ide Farm, Moorhouse Road, Laxton, Newark On Trent, NG22 0TB – Noted that prior approval was required and had been granted.</p> <p>c. Great North Road Solar Park – Update and consider contribution to planning consultant report to be commissioned by the local Joint Parish Council Action Group (JPAG): Councillors discussed developments and JPAG’s request at length. Discussion focused on the following in particular:</p> <p>i. Compliance issues in relation to precept expenditure</p> <p>ii. Councillors’ obligation to avoid pre-judgment</p> <p>iii. The two aspects of the JPAG request for a contribution, which were whether this should be agreed in principle and the proposed apportionment of the consultant’s fees between the parish councils</p> <p>iv. The disproportionate effect on a part of the parish, Moorhouse, in circumstances where another part, Laxton, has special protections</p> <p>Conscious of their obligation not to pre-judge the issue, councillors broadly favoured obtaining a consultant’s report if affordable. However, in relation to JPAG’s current proposal they were concerned at the lack of information, detail and clarity, of assurance that the proposed £12,000 expenditure would not increase depending on developments, of provision for contributing councils to have input into the instructions, apparent absence of any quality assurance process in relation to the consultants invited to quote or provision for contributing councils to veto proposed retainer instructions or content and the unexplained deadline of the end of October 2024. The clerk will contact JPAG seeking clarification and assurances in</p>	<p>Clerk</p>

	<p>relation to the concerns raised.</p> <p>The clerk will prepare a forward budget to enable councillors to consider the financial feasibility of a contribution to JPAG. Councillors will arrange a special meeting to discuss the JPAG proposal once they receive the information, clarification and assurances from JPAG.</p> <p>Standing orders were suspended to allow members of the public to speak under this item. Councillors noted representations that the proposed farm will cover 11 square miles and be the biggest in the country.</p> <p>d. Compliance: No matters raised.</p>	Clerk
LMPC/120/24	<p>Defibrillator:</p> <p>a. Inspection report: Mr J Hill reported that there were no issues.</p> <p>b. Replacement defibrillator and funding: Councillors considered the offer of DHSC match funding and unanimously agreed that the offer should be accepted.</p> <p>c. Provision of first aid kit: Councillors noted the availability of free community first aid training. They decided to consider the matter in more detail at the November 2024 meeting.</p>	Clerk Agenda
LMPC/121/24	<p>Parish benches – Inspection report: Mr Sheard reported that:</p> <p>a. The benches had all been painted</p> <p>b. He had undertaken some repairs but some additional repairs were required</p> <p>c. The condition of the pinfold bench is deteriorating and it would be prudent to begin to plan financially for its replacement</p> <p>Mr Sheard and Mr Rose will liaise with regard to completing the outstanding repairs. Councillors approved expenditure on the necessary repair materials up to £50 excluding VAT.</p> <p>Mr Sheard will also circulate his report.</p> <p>Councillors thanked Mr Sheard for the work he had undertaken.</p>	DS/SR DS
LMPC/122/24	<p>Flood resilience working party – Report and any associated decisions: Mr Sheard will follow up with colleague of Mr Marshall who is the principal officer at NCC flood risk management. The working party will then meet. He will also chase the Internal Drainage Board and record riparian ownership. Councillors will share their thoughts in relation to the NSDC flood resilience grant scheme of which the clerk had just been notified.</p>	DS DS Cllrs
LMPC/123/24	<p>Christmas event 2024 – Parish council Christmas event group – Consider and approve proposed plans for the event including risk assessment approval and expenditure: The Christmas event group had met. They reported that the Thoresby Estate will provide a tree and a supplier has been located who will provide further trees at cost.</p> <p>Councillors discussed the funding for the event given other demands on reserves at this time. Having considered potential expenditure and amounts, councillors unanimously authorised the group to incur expenditure on the event up to a maximum of £200 excluding VAT.</p>	
LMPC/124/24	<p>Parish environment and appearance, including:</p> <p>a. Mowing of verges: Mr Sheard reported that the church had not agreed to the use of its mower.</p> <p>b. Parish roads and pavements: The clerk will report the condition of the footpath from the churchyard beside Twitchell Farm once she receives photos to share with NCC.</p> <p>c. Community tidy up: Mr Sheard reported that the tidy up of the church and churchyard had taken place on 22 September 2024 in poor weather. The gate and railings at the church gate would be</p>	Clerk/DS

	<p>painted.</p> <p>d. WWI and WWII remembrance memorial on the Green: Councillors considered the costings circulated by the clerk and expressed concern at the current extent of the demands on the council reserves.</p> <p>e. Parish environment enhancement in recognition of previous serving parish council members: The chair will circulate a photo of the proposed location for the proposed bench. The clerk will then contact NCC with details of the location and bench design to establish whether any permission is required.</p>	SH Clerk
LMPC/125/24	<p>Financial matters:</p> <p>a. Financial position as at 31 August 2024: Councillors considered and noted the clerk's report showing the precise financial position at 31 August 2024 (incorporating the 2024-25 budget figures) which the chair cross referred to the bank statements.</p> <p>b. Accounts for payment: Councillors unanimously approved eight payments totalling £646.49. The clerk updated councillors with regard to the continuing issues with the bank concerning signatories and will continue to liaise with the bank.</p>	Clerk
LMPC/126/24	Service faults: Lamp 22 is still not working.	
LMPC/127/24	Correspondence: All items of correspondence noted.	
LMPC/128/24	5 minutes public speaking time: Omitted from the agenda in error.	
LMPC/129/24	Agenda items for next meeting: See above.	
LMPC/130/22	<p>Date of next meeting: 7.30 pm Tuesday 26 November 2024 at the Visitor Centre.</p> <p>There was discussion of an earlier start time of 7.00 pm for meetings going forward.</p>	

The meeting closed at 10.05 pm