

**MINUTES OF THE MEETING OF CODDINGTON PARISH COUNCIL**  
**held on 2 June 2016 at 7:30 pm at Coddington Community Centre**

**Present:**

**Members:** Cllrs Cox (Chairman), Allen, Armstrong, Carver, Hedge, Molloson, O'Donnell, Parrett, Rowden-Allen.

**Clerk:** Mrs Y Wellard.

**In Attendance:** 6 members of the Parish, District Cllr Payne and Cllr Lee.

**1. Apologies for Absence.**

Apologies for absence were received from Cllr Gangel and Co Cllr Dobson.

**2. Declarations of Interest.**

There were no declarations of interest from Parish Cllrs.

**3. Public Contribution.**

- i. Mr Michael Cox referred to the agenda item on trees at Old Hall Garden, and gave a brief history of the group of trees, requesting that the Parish Council give consideration to their historical importance.
- ii. Ms Nerissa McDonald spoke on behalf of residents concerned about the revised planning application for the redevelopment of The Plough. It was felt that the design and access statement was confusing and difficult to follow because of ambiguities in location references. There was no clear distinction between the original and the revised application which still implied that there would be hard standing in the paddock area, and also proposed 112 parking spaces on the car park which was clearly incorrect. Residents would like clarification of the revised plans.
- iii. Mr Michael Clark was concerned that there were no guarantees that The Plough would be successfully completed, and felt that if consent was given, there should be conditions attached to ensure the continued provision of a public house on the site.

**4. District and County Councillors.**

- i. Cllr Payne advised that as Chairman of the Planning Committee, he could not enter into discussions about The Plough. Cllr Lee as a member of the Planning Committee could take into account the Parish Council's views but their role as District Cllrs was to represent residents of the parish, not to represent the Parish Council.
- ii. Cllr Payne reported that he had followed up concerns about the use of the field behind Old Hall Gardens, and another enforcement notice had been served on 19 May.
- iii. The Chairman thanked Cllr Lee for initiating a litter sweep by the District Council, and reported that Thorpe Oaks playing field was not being well maintained by Newark & Sherwood Homes. The grass was uneven, and better safety surfaces were needed for the play equipment, particularly around the climbing stones. Goal posts which had been previously offered had not materialised. The Chmn would send a list of points for Cllr Lee to pass on.

*It was agreed by the Council to bring forward agenda item 7a so that residents could listen to the discussion by Cllrs.*

*Cllr Payne declared an interest and left the meeting.*

**5. Planning Application 16/00782/FUL – The Plough**

Revised plans for the alteration of the public house to form 3 first floor apartments, relocation of the car park and erection of 3 dwellings.

A draft response by Cllr Molloson and the Chmn had been previously circulated, and the following comments were added to support the draft: • concerns about housing extending into a green area • effects of the car park on residents of Hall Farm • a precedent for ribbon development along the C208 • style of housing unsuitable for a village • unnecessary to build three houses as well as the flats, • other ways to finance renovation of The Plough – financial need no longer exists • safety concerns of additional housing and a car park in that area • intrusion into open countryside.

Cllrs voted unanimously to reject the application and would submit the proposed draft with a revised concluding paragraph – to be circulated. The Clerk would contact NSDC to ask for clarity on the design and access statement as there were ambiguities and incorrect details.

**6. To receive and accept Minutes of the Parish Council Meetings held on 5 May 2016.**

Proposed by Cllr Armstrong, seconded by Cllr Parrett, the minutes of the Annual Parish Council meeting were approved, and signed by the Chmn.

Cllr Allen requested an amendment to minute 8d of the Parish Council meeting held on 5 May. Objections to planning application 16/00628/FUL were not unanimous, Cllr Allen had abstained. It was agreed that the minutes would be changed and then signed by the Chmn.

**7. Matters Arising from the Previous Minutes.**

7/6. Parking. A meeting had been arranged for Mike Keeling and Cllr O'Donnell to look at parking issues in the village on Thursday 9 June.

7/6. Greenfields. It was reported that there had again been a smell around Greenfields on the previous Saturday, and monitoring would continue.

10a. Matters arising from the APM. The Clerk had visited the churchyard with the Verger and counted 24 available burial spaces. Spaces would continue to be reviewed annually.

10d. Grass Cutting. Because the grass was growing so quickly, it was agreed to ask Town & Country to bring the June cut forwards to w/c 13 June, and the July cut also brought forward.

10e iii The **Clerk** would arrange a meeting for the Chmn and Lee Robinson to look at trees around The Plough car park.

12. Greenways. Cllr Lee confirmed that Cllr Payne was taking the Parish Council's concerns about activities at Greenways forward with planning officers.

**8. Planning and Consultations.**

a) Application 16/00506/OUTM Residential development at Fernwood.

It was proposed by Cllr O'Donnell that no objections could be raised on the housing development, but that it should be stipulated that road improvements be carried out before the building work, particularly the A1 / B626 slip road. Cllrs voted in unanimous agreement.

b) Application 16/00753/FUL Removal of conditions relating to surface water and land contamination at Newark Air Museum. There were no comments from the Parish Council.

c) Application 16/00166/FULM Erection of hatchery, Stephenson Way, Newark.

The Parish Council raised no objections.

d) Core Strategy Review

Cllrs were aware of the implications for local planning decisions as a result of the ruling by the Inspectorate that NSDC's development plan was invalid as there was no 5 year housing supply. Some Cllrs had not received the slides of NSDC's presentation, and the **Clerk** would re-send.

e) Planning Correspondence. An update from the Enforcement Officer Abbie Marwood on the field behind Old Hall Gardens had been previously circulated. An email from the owners of Willowdene explaining their plans for replanting trees which had been removed had also been forwarded to Cllrs.

**9. Finance**

a) To receive and accept accounts for May 2016.

Proposed by Cllr Carver, seconded by Cllr Armstrong, the May cash book was agreed and signed by the Chmn.

b) Annual Governance Statement

The Clerk read out the statements and recorded Cllrs' responses.

c) Accounting Statement for Audit

The financial statement for 2015/16 was approved for signature by the Chmn

d) National Salary Scale for Clerks

The SLCC national salary award would increase the Clerk's salary from £9.90 to £9.999 per hour backdated to 1 April.

e) Approval of Expenditure at 2 June 2016

Proposed by Cllr Armstrong, seconded by Cllr Molloson, the following were approved for payment:

Clerk's salary, May (with increase backdated to April)	382.36
Willsons Printing – June CVN	395.00
Town & Country - grass cutting	450.00
NALC - Local Council Review, 4 copies per year	17.00

**10. Administration.**

**a) Complaints Policy**

Proposed by Cllr Rowden-Allen, seconded by Cllr Carver, the draft complaints policy which had been previously circulated was agreed. The **Clerk** would put a copy of the policy on the web site.

**b) Community Assets**

It was agreed that the open spaces identified by Cllr Parrett and Cllr Hedge for the NSDC survey should be considered for inclusion as community assets, along with the Post Office, the Scout Hall, the Village Hall and allotments. The Clerk would check the rules for registering assets.

**c) Community Centre.**

i) Cllr Rowden-Allen gave her report on the Community Centre, highlighting the appointment of two new Trustees Jane Hedge and Andrew Clifford, and the increased hire charges for the centre. (Full report attached to the minutes.)

ii) Cllr Armstrong reported that the solar panels contract had now been signed, and the centre should start to see some income from the feed in tariff.

iii) The Coddington Rainbows group had requested permission to hold a sleep-over in the centre. This would require an amendment to the terms of the lease, and Cllrs debated the wider implications of allowing this. Various conditions to the amendment were suggested, and Cllr Armstrong was asked to word a new clause in the agreement for consideration at the July meeting. Cllr Carver suggested that the insurance cover should be checked.

**d) Arrangements for Village Clean-up.**

Judging for the Best Kept Village competition was due to start on 6 June. A list had been sent to volunteers, allocating litter-picking areas. It was noted that a small triangle of grass opposite the school had not been mown and was very untidy. It was uncertain whether this was part of NSDC's maintenance area on Brownlow's Hill/Valley View, and the Clerk would make enquiries.

**e) Village Handyman.**

One expression of interest in the post had been received. As the advert had only just gone out in the village newsletter, it was agreed to keep applications open until the end of June.

**f) Footpaths, Trees, Verges and Open Spaces**

i) It was reported that the Millennium Garden was becoming very untidy and it was suggested that Cllr Parrett and Cllr Hedge speak to Mrs Isobel Turner who organises the Gardening Club to discuss creating a more low maintenance garden (2/3 trees on a grassed /barked hill, or shrubbery). The Clerk would ask Mr David Britten who mows the churchyard, to contact Cllr Parrett.

ii) The seat on the Millennium Garden had been broken. It was agreed that a replacement should be of the type purchased for Thorpe Oaks. The Clerk would report the damage to the insurers.

iii) Cllr O'Donnell outlined problems with one of the copper beeches at Old Hall Gardens. Residents had observed that the lowest branch had dropped by 2ft and had removed it. Tree specialist Mr Jason Clarke, Heartwood Treecare, had examined the tree and provided a full report which was circulated to Cllrs. (Copy attached). The lime trees may also need attention, and it was agreed that a second opinion should be sought. The Clerk would contact the County Council for further advice.

iv) It was agreed that an oak tree would be appropriate to commemorate the Queen's 90<sup>th</sup> birthday, and should be planted at the back of the Millennium Garden later in the year.

**g) Allotments.**

Cllr Allen reported that the tenant who was asked to tidy up her plot had only been to it once and no more work had been done. It was noted that other plots were also looking unkempt, and Cllr Hedge said that she would do a monthly check on behalf of the Allotment Working Group. Cllr Allen suggested that the Clerk contact NALC for advice on evicting a tenant. The grass paths were overgrown in places, and the Clerk would request a cut by Town and Country.

**h) Reports from Elected Representatives.**

There were no reports from representatives

**11. Correspondence**

There were no other items of correspondence.

**12. Matters of Immediate Note / Next Agenda.**

The date of Carols Round the Tree had been agreed with Coddington School as 14 December.

**13. Date of Next meeting.**

The Parish Council meeting would be held on Thursday 7 July at 7:30pm in the Community Centre. Cllr Armstrong gave his apologies.

*The meeting closed at 9:30pm.*

## **CODDINGTON COMMUNITY ASSOCIATION**

### **REPORT TO THE PARISH COUNCIL FOLLOWING A MEETING OF TRUSTEES ON 25TH MAY 2016**

From Cllr Linda Rowden-Allen (Trustee and Parish Council representative)

Following the meeting of trustees I can report that the Chairman David Armstrong was able to welcome Cllr Jane Hedge and Mr Andrew Clifford onto the committee of trustees. The trustees are still hoping to attract more volunteers through the advertisement placed in the parish newsletter. Filling the posts of Clerk and Treasurer are still a priority.

The meeting went on to discuss rota cover for the centre manager's annual leave, with a number of trustees sharing the cover between them.

David was still able to report a healthy total bank balance of approximately £25, 000.00.

Our booking Secretary Angela was able to report a very stable flow of party bookings, Angela had also been approached by "Rainbow" a regular user of the centre with a request for an overnight stay at the centre for adults and young children. As this is not normally allowed David himself will raise the matter at tonight's Parish Council meeting.

David and the Centre Manager Ian Lawson are still looking into the options and viability of lessening the draught from the fire doors in the main hall, a meeting with the Fire Officer has been arranged for next month.

David also advised that we have a potentially bad debt, as the organizer of "Tag" has defaulted on his payments. David was able to inform the trustees that this would be swiftly sent to the small claims court if no money was forthcoming in the next couple of weeks.

The new Community Centre Hiring charges will come into effect in September with the function room charge increased to £8.00 in line with the Village Hall increases.

The Trustees were very pleased to hear that Cllr Bernard Allen would like to once again hold a Hog Roast at the Community Centre with the aim of raising funds for both the Centre and the Church. Last year's event was very successful for both the Church and the Centre, mainly due to Bernard donating the hog and paying half of the roasting/serving cost.

The Trustees went on to discuss the future time and place of the committees bi monthly meetings, it was proposed and agreed by all present that in future we would meet at the Community Centre on the third Tuesday in the given month at 8.00pm.

It was further agreed that November the 22nd would be the date of our 2016 AGM. With the normal meeting of Trustees to follow.

Further discussion ensued regarding ways and means of varying the Village Ventures events hosted by the Village Hall and the Centre. It is very encouraging to note that both the Village Hall and the Centre are promoting themselves to benefit the whole community, such cooperation along with events held at All Saints Church will ensure a very entertaining year for us all.

## TREES AT OLD HALL GARDENS

On May 27, I undertook a visual ground inspection of the group of trees on the roundabout in Coddington.

The group consists of five Common Limes. (*Tilia* sp) and two Copper Beeches. (*Fagus* sp) The inspection was non invasive.

The Lime trees all appear to be in good order with no visible stem base damage or fungal fruiting bodies. The crowns have a normal amount of dead wood within them, some of which is large enough to cause injury. Of the two Beech trees the least severely leaning of the two has no visible stem base damage or fruiting bodies and a usual amount of minor dead wood in the crown.

The second of the two has fungal fruiting bodies of the *Ganoderma* genus, possibly *pfeifferi* in two locations within one metre up the stem of ground level and adjacent to the larger group of bodies there are deep voids between root buttresses, there was insufficient light/space to conclude whether or not these voids were caused by decay, but it is likely considering the close proximity of the fruiting bodies

All of the *Ganoderma* species found on Beech in the UK cause damage to the structural heartwood of their hosts. *Ganoderma* destroys lignin which is vital for the structural integrity of the tree. Without further internal inspection it is impossible to ascertain the extent and so significance of damage.

This tree has been photographically monitored by one of your members which appears to show that the tree is subsiding in the direction of its lean which is also likely considering the extreme angle of lean and possible root damage which may have been caused by the pathogen.

Options for damaged Beech.

- 1 .Pay consultant to conduct internal inspection of stem to ascertain extent of damage, then act on recommendations, which are likely to be-
2. Remove tree to ground
3. Reduce canopy of tree to reduce leverage on stem base through weight reduction and lessening of sail area of crown.
4. Reduce canopy as above and prop remainder.

There is no way of killing the pathogen or repairing the damage, and it will continue to destroy lignin until there is none left.

Some species of tree have the ability to grow extra tissue to help support themselves where structure has been compromised, this can only be ascertained with option one

Recommendations.

The damaged Beech tree is immediately cordoned with an effective barrier to prevent access to any area that the tree may collapse within.

- 1 The tree is reduced and monitored (future further reduction or removal may be necessary)

OR

- 2 Remove tree.

The reduction and propping option would be very expensive and if the tree fails to recover from reduction or requires future removal the council would be left with props with no further use to remove and dispose of.

It is worth viewing the group and imagining it without the damaged Beech.

Costs.

Remove deadwood over 2cm diameter from five Limes. £400

Reduce damaged Beech by 30-40% of leaf bearing mass. £250.

Remove damaged Beech to as close to ground level as is practicable. £450.

In the case of the Beech, the brash would be removed and the price would be the same whether the timber was left on site or removed.

**THERE HAS BEEN NO CHARGE FOR THIS ADVICE.**

If you have any further enquires please do not hesitate to contact us.

Yours sincerely,

Jason P Clarke FDS, HND Arb

Heartwood Treecare