

Barton Parish Council

Minutes of the meeting

10th July 2024 Barton Village Hall, 7.30pm

In attendance:

Cllr Tomlinson, Cllr Parker, Cllr Hodgkinson

Harriet Parker – Clerk

Cllr S Thompson (PCC), Cllr D Guy (PCC)

1. Apologies for absence

Cllr L Smith, Cllr H Lees, Cllr R Hacking

2. Approval of the minutes from the previous meeting

Approved subject to attendees from the meeting being included in the minutes.

3. Declaration of Personal and Prejudicial Interests - Members are reminded of their responsibility to declare any personal / prejudicial or disclosable pecuniary interest in respect of matters contained in this agenda. If the personal interest is a prejudicial interest or there is a disclosable pecuniary interest, then the individual member should not participate in a discussion or vote on the matter.

None

4. Barton Brook Manor

- Cllr Parker discussed issues residents have faced with traffic as a result of road works caused by the development. Asked for clear communication and timeframes going forward. Cllr Tomlinson echoed this request.
- Ian Kershaw from Sovini in attendance to answer questions and provide some more information. Discussed the types of house that will be available (22 affordable homes, 23 rent to buy home and 23 shared ownership homes).

Affordable and shared ownership will be handed out by PCC as applications will go through them directly. It is his understanding that local residents will have priority when these properties are being handed out.

Rent to buy applications go directly to Sovini Homes.

They are aiming to have some homes occupied by early Spring 2025.

On the roadworks – Ian explained that two of their subcontractors involved in the previous work being carried out went into liquidation during the work meaning that Sovini had to foot the bill to continue the work and made the delays worse.

There will be two phases to the roadworks. Section 50 works will take place first, covering the drainage portion of the work required. These will start from 5th August and run for 4 weeks with traffic lights in operation from 7am until 7pm, 7 days a week. They will putting signage out and doing a letter drop in advance of the work starting to inform residents.

Phase two will be under Section 278 and this will cover street lighting, broadband installation, a cycle lane and a pedestrian island. No date for this work commencing as yet but may potentially be in another school holiday. Section 50 and 278 can't be conducted at the same time due to the length of time it would take to complete both.

Cllr Tomlinson asked about where the footpath will run. Ian says this will run past the entrance to the site. Cllr Thompson discussed that the width of the footpath from the original plan had to be reduced.

Cllr Parker asked for a copy of the Section 50 agreement so that it could be provided to the Parish for their information. Cllr Parker also asked what will be happening with the pond on the plans and access to the playing field from the site. Ian said this is currently being discussed with landscaping and that the trees surrounding the pond are dead and no longer viable.

Cllr Parker discussed complaints about parking, rubbish around the site and those working on the site firing golf balls over the fence from the site, into the park and using the shed as target practice. Ian says these issues have now been dealt with and those responsible were spoken to.

5. Forest Grove Playground – information and discussion

Playground was briefly discussed. All Cllrs present agreed that a resolution needs to be found but as far as they are aware, no progress has been made recently. Under the impression that some directors from the management company want the playground removed as repairs would be too costly, whereas others are advocating for its repair.

6. Woodland Way Public Footpath

Cllr Parker discussed the quote received for the repairs of the footpath. The quote was £51,700 + VAT which all Cllrs agreed was too expensive.

Cllr Parker opened the floor to any suggestions from Cllrs or residents who may know of any companies willing to provide an alternative quote for the work and asked that they contact the clerk.

7. St Mary's School Car Park

The school have requested CIL funding to be used towards their shared car park being resurfaced. Cllr Parker explained that the quote they had been given was £18,392 and they have requested £10,000 of CIL towards this, with the rest to be raised by them through fundraising events.

No initial comments or decisions made as not all Cllrs were present. Cllr Hodgkinson asked if there was a guide for whether we could offer a percentage of the costs. Agreed that the council would consult the process followed with similar requests from St Lawrence's school.

8. Public Participation

Cllr Guys (city councillor) introduction. Said he was open to any questions residents present may have for him.

Put questions to Ian from Sovini regarding traffic lights and how a repeat of previous issues can be avoided. Ian explained that a new contractor would be in charge ahead of the next set of road works so hopefully this would help.

Cllr Guys added that he knows one of the Directors of the management company – concerning playground – who wants to demolish it and is currently trying to find planning restrictions around doing that.

Residents discussed issues regarding Hill Top Farm , down Jepps Lane. Considerable amount of noise coming from site and work is often going on until gone Midnight, causing significant disruption to those who live there. Workers are tipping waste, despite environmental restrictions being in place. Concerned about the amount of skips and heavy machinery on site. Would like to request restrictions being put in place to limit working hours. Cllr Thompson and Cllr Guys in agreement that they will both contact the Council and work together to help residents resolve this issue.

Cllr Thompson discussed footpath at Boars Head developments, work due to start within the next two weeks now that issues with thickness of concrete and lighting have been resolved.

9. Financial Matters including:

- Payments made/requested since May meeting

- Easywebsites (£36.96) x2

- Parish Lengthsman (£520) x2

- Clerk Salary (£425.70) x2

- Julie Ellington (£125)

- Nurture (£1025.61)

- PCC (£400 & £1449)

- Budget update and CIL update

The budget was shared with Cllrs and the clerk confirmed that a CIL summary would be added to the financial spreadsheet and shared with the Parish Cllrs after the year end.

The Clerk confirmed that we had received £26,000 precept and a total of £11,487.67 in CIL money.

Cllrd happy with figures so far.

10. Planning applications and issues for discussion/comment

- Sandhams Development

Michelle Gates (MD) attended the meeting to discuss the success of their planning application. She expressed their tanks for the support from the council and said that work would likely start sometime next year.

Cllr Tomlinson asked about the work to be carried out at the railway bridge next to Sandhams. Michelle said that as far as they were aware, the work would be starting within the next 8 weeks and would involve temporary traffic lights.

- **Wrenalls Farm**

7 houses proposed on this site. Parish has sent an email with their concerns but has yet to receive a response.

- **Hilltop Farm – request for single storey extension to be added to gymnasium**

Residents expressed support for the gym. Concerns around the barber shop on the same site were expressed.

- **Closure of Station Lane and Barton Lane**

From 22nd to 27th July, sections will be closed to allow Electricity North West to install new network cables. A map has been provided.

7. Projects Update

- **Boars Head footpath & Interpretation Board -ongoing**

Work due to start within next two weeks.

- **Parish Lengthsman projects May - July update**

As per update provided at the meeting.

- **Verge Maintenance**

New contractor due to start in August following discussing at AGM regarding cutting costs.

10 .Date of next meeting– Wednesday 11th September 2024