

Minutes of the Full Parish Council Meeting 18:30, 16th January 2023, held in the Library, Wickersley Community Centre

Members:

Cllrs: J Barber, P Beighton, S Ellis, A Bates, M Biggin, E Boswell, N

Judah, M Godfrey, C Grimes, B McNeely, K Phillips, J Robinson, P

Thirlwall, M Scott, P Whitworth and M Woodhead

In attendance:

Cllrs: J Barber, P Beighton S Ellis, A Bates, M Biggin, E Boswell, N

Judah, M Godfrey, C Grimes, B McNeely, K Phillips, J Robinson, P

Thirlwall, M Scott, P Whitworth and M Woodhead

In attendance:

C Lavell-Smith (Parish Clerk)

6360 To receive apologies for absence

All councillors in attendance.

6361 To note any declarations of interest on items to be discussed at this meeting

Cllr Ellis declared a standing interest on licensing issues as is Chair of Licensing at RMBC.

Cllr Woodhead declared an interest in the Goose Lane planning appeal.

To resolve if members of the press and public are to be excluded from any agenda items of the meeting due to the nature of the business being transacted, Under Public Bodies (Admission to Meetings) Act 1960, S1 (2)

RESOLVED that no items are moved to confidential.

6363 To receive a report from the Police

There was no police presence or report provided. The Clerk to follow up and find details of PC Sheedy's replacement. There were no police matters raised by councillors.

6364 To consider any issues from members of the public in attendance

No members of the public present.

6365 To note any issues from councillors in attendance

No issues raised by councillors.

6366 To approve the minutes of the Council Meeting held on 12th December 2022

RESOLVED unanimously that the minutes of the meeting of 12th December 2022 were accepted as a true record.



6367 To note matters arising from the minutes of the Council Meeting on 12th December 2022

Ref. minute 6351, Cllr Ellis reported in her role as Borough Councillor, the Towns and Villages Fund mentioned at the last meeting is now out for consultation, a meeting is planned regarding this for 24th January, to be held at the community centre between 2.00 and 4.00pm.

Ref. minute 6336, the Clerk is still awaiting training needs forms returning from several councillors, a nil return is requested from those who consider they do not require any training.

Ref minute 6355, Cllr Ellis briefed councillors on the productive meeting held between RMBC and WCCA regarding the library lease and service charge. A revised service charge, a new payments regime and the addition of a 10% of the annual service charge to be paid as a contribution to a repairs/maintenance/replacement fund, has been agreed.

Ref minute 6356, Cllr Bates updated councillors regarding correspondence from RMBC relating to alternative solar lights following the problems experienced with the previous lights being lassoed and broken. The concern stated being, that it shouldn't be our responsibility to replace the lights, the cost being £4,400 for replacements. The original lights did not last 6 months before all the lights were vandalised and out of action. Cllr Ellis agreed with this, as they had been initially funded from her ward budget. She also is not convinced the new version is any more robust than the previous.

The Chair suggested that the Police & Crime Commissioner grant is explored, as to potential funding for this, as they have a criterion for lighting in dark areas and the safety of women.

Cllr Thirlwall expressed concern at the replacement of the lights from a Parish budget as the lights were not part of a budget bidding process and therefore not a full council supported initiative.

Cllr Bates added that due to safe working height rules at RMBC their operatives work from ladders not a cherry picker, therefore the lights cannot be located higher as would be preferable and more vandal proof.

Cllr McNealy questioned whether we could be sued by a member of the public if an incident occurred due to lack of lighting, Cllr Ellis stated this was not the case as there had not always been lighting provided in the park.

It was agreed that the Clerk explores the 3 following actions and report back at the next meeting to enable a decision to be made:

- Whether insurance monies would cover the replacement costs.
- Explore whether RMBC would cover the cost and gain further details on their robustness.
- Explore submitting a grant through the Police and Crime Commissioner grant if it is considered the lights proposed are sufficiently robust.



6368 To consider financial matters including:

6368.1 The authorisation of payment of accounts since the last meeting

The Clerk talked through the payments to be authorised. No questions were raised.

RESOLVED that the following payments are approved:

II Council Mee	eting 16/01/23					
te	Payment Method	Total	VAT	Net	Payee	Particulars of Payment
4.440,0000		005.00	04.00	004.00	O	Unata for hand and a his
14/12/2022		£25.99			Screwfix	Heater for handymen's cabin
14/12/2022		£405.00			Ornamental Trees Ltd	Tree & planting kit (replacement tree, as per planning conditio
23/12/2022		£390.00			Ace of Spades	Repairs to allotment gates
31/12/2022		£187.83			Winthrop debit card expenditure	Winthrop expenditure, Dec 22
01/01/2023		£131.25			Wendy Simpkin	Tanyard toilet warden honorarium Q4
05/01/2023		£126.72			Amazon	Replacement angle grinder & discs for handymen
05/01/2023		£249.00			Toolstoday.co.uk	Petrol hedge trimmer for handymen
05/01/2023		£19.98			Screwfix	Cut resistant gloves for handymen
06/01/2023		£6.00			HM Land Registry	Title register & title plan, Wickersley Park
09/01/2023		£12,944.47		£12,944.47		Loan repayment
14/01/2023		£42.35			N Power	Tanyard toilets electricity 01/11 to 30/11
14/01/2023		£150.06			N Power	Bob Mason electricity 01/11 to 30/11
14/01/2023		£29.83			N Power	Roundabout FP electricity 01/11 to 30/11
16/01/2023		£72.60				Monthly fees Jan 23
17/01/2023		£38.86			British Gas	Feeder pillar electricity (health centre) 02/12 to 01/01
18/01/2023		£90.00				Bob Mason bin collections Nov 22
18/01/2023		£270.00				Tanyard bin collections Nov 22
18/01/2023	DD	£176.25			Eon Next	Winthrop electricity 01/12 to 31/12
		£402.04			Anna Chester expenses	Winthrop expenses, Nov 22
		£205.37			Anna Chester expenses	Winthrop expenses, Nov 22
		£180.00			RB Land Management	Straw for Scarecrows
		£320.00			J Grayson Plant Hire	Supply & spreading of planings to Winthrop car park
		£244.37			Rother Gas	Winthrop propane gas
		£115.20			St John Ambulance	Xmas lights event first aiders
		£194.00			Ricoh UK Ltd	Printer/copier rental to 28/02 and printing charges to 30/11
		£23.97			QDOS	Printer paper
		£1,353.67			Bothams Prestige	Monthly grounds maintenance contract - Nov
		£330.00			Wharncliffe	Wood & Gorse site inspections & reports
		£390.00	£0.00	£390.00	WCCA	Winthrop room hire (various 2022 dates/events)
		£60.00	£10.00	£50.00	Renumeris (Real World Business)	Payroll services Dec 22
		£55.00	£0.00	£55.00	Paul Paddock	Gorse warden honorarium
		£55.00	£0.00	£55.00	Katie Smith	Wood warden honorarium
		£20.02	£3.34	£16.68	Kinspeed	Monthly back up fees Dec 22
		£180.00	£30.00	£150.00	2Commune	Website homepage slideshow upgrade
		£1,450.00	£0.00	£1,450.00	MP Electrical	Remaining payment for Christmas lights electrical work (40%)
20/01/2023	BACS	£8,836.22	£0.00	£8,836.22	Staff Salaries	December Salaries
Payable Feb	BACS	£1,884.36	£0.00	£1,884.36	HMRC	PAYE & NI
Payable Feb		£1,989.59		£1,989.59		Superannuation
Total		£33,645.00				

6368.2 To receive the financial statement to 31/12/2022

The Clerk talked through the financial statement highlighting salient points.

CIL monies have now been received for 2022/23 amounting to £53,138.

Councillors requested for the next meeting a breakdown of which new developments have contributed to this payment. The Clerk to action.

It was questioned whether the increase to 25% relating to having an adopted Neighbourhood Plan is being received. It was explained this will not come through for previously agreed developments, only for plans agreed post-adoption of the Neighbourhood Plan.

The financial statement was noted as received by councillors.



6368.3 To receive the bank reconciliation to December 2022

The Chair explained he had checked the bank reconciliations and the bank statements for November and December 2022 and had signed these as correct.

The December bank reconciliation was noted as received by councillors.

6368.4 To consider a request to fund the gap of £2461.70 for previously agreed paths projects.

The Clerk talked through the previously circulated report relating to this item.

Full council have previously agreed works to the BMX bike track (2019) and the path as part of upgrades at Bob Mason Recreation Ground (2020).

The Clerks have found securing prices for this work difficult, contractors have not been interested, failing to submit prices etc. all which has proved over the preceding 12/18 months very time consuming.

The Clerk highlighted that the cost of raw materials has increased greatly since the original bid and this has been exasperated by the difficulty in securing trades persons to undertake the work, both being factors also experienced in the wider commercial environment.

A solution has been found of using the original supplier of the bike track to undertake both projects, utilising "spoil" from the path for the bike track and providing a revitalised BMX track.

Finance to date from projects (WPC) is £5,000 for the path, £2,000 for the bike track and £4,048.30 from Wickersley South Ward Borough Councillors, totalling £11,048.30.

There is a shortfall (gap) for the BMX track works of £2,461.70 which is the subject of this request. The suggestion was made that it is funded from CIL monies as this covers infrastructure works such as this.

Cllr Ellis questioned the statement that the above 2 small projects referred to, had been previously agreed by council. The Clerk referred to the quarterly financial statement showing the small projects financial statement and dates awarded. The Clerk was requested to provide evidence of this in the form of minutes.

Cllr Thirlwall questioned why a maintenance budget did not exist for this type of work (refurbishment and repair etc.) and stated that all CIL monies were committed to the Winthrop Development. He acknowledged the need for such path and bike track repair works to occur and that it was a good idea to undertake both projects at the same time.

He considered that the way of funding this was to make savings on another project, proposing that the monies committed to the large paths project at Wickersley Park (£31,000) is used for this project, maintenance of other areas including play equipment and hedge cutting instead of for the paths.

Cllr Bates explained that the state of repair of the paths at Wickersley Park is poor and in need of the proposed refurbishment to remove the quagmire, noticed at the weekend, and prevent "informal" walk around paths being established, ruining the grass amenity.





He explained that a specification has now been secured based on national guidelines to enable bids to be secured, once clerking time was available. He also emphasised that the paths project is an important part of the 2nd phase of the Wickersley Park Strategy.

Cllr Ellis added her concern that the requested £2,461.70 gap monies for the paths should not be funded from CIL monies as that is all earmarked for the Winthrop development.

It was agreed to return to this item after the budget discussion had occurred (see minute 6370 below for conclusion of this item).

6369 To receive and approve the proposed budget and precept for 2023/24

The Chair revisited the resolutions made at the December meeting which inform the budget paper presented. The Clerk has incorporated these decisions into the proposed budget under discussion.

He again explained that several areas of increased expenditure are external factors over which the parish council has no control, these being:

- Fuel costs and contracts
- Cost of living increases
- Pay awards

In addition, risk management was identified as the 4th area of expenditure.

The Chair clarified that a £20,000 support package was being made to WCCA. It was agreed, following the feedback relating to the service charge and library lease from the Chair of WCCA Cllr Ellis earlier in the meeting, that this is now stated as "support of up to £20,000", pending review of the WCCA budget for 2023/24.

Cllr Thirlwall questioned numbers recorded on the financial schedule as different from in the minutes on 2 items, the Clerk had balanced out some of the figures following comments made at the December meeting, regarding savings to handymen supplies and training as she had subsequently identified an increase of £720 to be recorded as interest payments. It was determined this was not appropriate and the precept should instead be reduced by this amount to £218,730 from £219,450.

This reduced precept represents an increase of £7.56 per year from £67.51 in 22/23 to £75.07 for 23/24 for a band D property.

Cllr Thirlwall commented that expenditure on ground rent at the allotments was no longer valid as the parish had purchased the land, approximately 10 years ago, therefore rent was no longer payable. The Clerk will investigate this as was unaware of this purchase and subsequent impact on the budget.

The Chair explained that the decisions required are to confirm the budget, specify the precept amount and confirm the support to WCCA.



It was **RESOLVED** to approve:

- the precept request for £218,730.
- to adopt the budget proposed based on the above precept and as detailed on the budget papers provided, minus the above referenced £720.
- a support package of up to £20,000 for WCCA.

The Clerk to notify RMBC of the requested precept by their specified final date of 03/02/2023.

6370 To receive the forecast Reserves Policy for 2023/24

A revised reserves policy was circulated at the meeting including the updated CIL payments of £52,138.

The Chair explained that it is envisaged that Winthrop surpluses for the current year were planned to be £12,000, giving a total of £114,765 for the Winthrop new development project.

It is forecast that monies in the future developments element of the reserves at year end 31/03/2024 will be £161,700.

The total of these 2 figures will give a combined total of £276,700 to be allocated primarily to the Winthrop new development project. This is in line with the business case resolution passed for Winthrop redevelopment.

£30,000 would remain in financial management reserves, which is the money that would be utilised if an "issue" were to affect the Parish Council. Parish Councils are required to keep monies in financial management reserves.

This approach would allow the small projects agreed so far to be delivered as well as the Wickersley Park paths project.

Cllr Ellis as Chair of Winthrop added that the previously reported lack of lawful development planning agreement for Winthrop was in the process of being resolved, as RMBC are accepting "in principle" that it is a lawful development. This work has still to be finalised.

She also flagged up the possible impact on the previously mentioned redevelopment cost of £250,000 increasing due to rising cost of building materials.

She spoke of the vital service provided by Winthrop Gardens to the community and parish, especially in terms of the wellbeing and mental health agenda. She expressed grave concerns at the rapid deterioration of the buildings and inadequate fabric of the buildings, quoting damp, leaks and condensation, emphasising the need for the redevelopment to occur, summarising that Winthrop Gardens is a huge success for all.

Cllr Woodhead stated she was uncomfortable that all the reserves and CIL monies were being earmarked predominantly for the Winthrop development and at the expense of other needs of the greater community and overall parish, at the same time acknowledging the good work that Winthrop provides.





Cllr Godfrey added that she totally agreed with the statements expressed by Cllr Woodhead and totally disagreed with the suggestion of cancelling the Wickersley Park paths project as monies needed to be seen to be spent across the whole parish by parishioners, addressing the needs of all ages.

Cllr Thirlwall stated that all the reserves monies should not be used, that there was a need to "save for a rainy day". He made the proposal that the Wickersley Park paths project does not go ahead due to this, this was seconded by Cllr Ellis.

Cllr Ellis stated that many projects were not being delivered due to time pressures on the staff, when questioned which projects were being referred to, the heritage garden was quoted, which was subsequently explained was completed. Monies had not been secured for the second stage relating to interpretation therefore was not relevant.

Cllr Biggin added that the gap project to fund the £2,461.70 should go ahead as the impact on the time of the clerks was causing unnecessary pressure on the clerking team and did not represent best value for money.

Standing Orders were extended by 20 minutes at 20:30.

Cllr Thirlwall insisted upon his right of reply and that the vote be taken on his proposal relating to the non-funding of the Wickersley Park paths project in order to fund the gap project and others, again seconded by Cllr Ellis.

The vote was taken, and it was **RESOLVED** by 14:2 that the above proposal was not supported, thereby confirming by a majority of 12 to continue to support the previously agreed redevelopment of the paths at Wickersley Park at a cost of £31,000.

Cllr Bates proposed that the gap project be funded from CIL monies as detailed in the paper. Cllr Ellis proposed an amendment that it be funded instead from reserves; her amendment was seconded and it was **RESOLVED** with the vote being taken with 13 councillors agreeing to fund the gap project from 'future developments' reserves monies, 1 councillor voted against, 1 abstained and 1 declined to vote. The gap project will therefore be funded from the future development budget heading on the reserves sheet (which incorporates all CIL monies).

It was **RESOLVED** to receive the forecast Reserves Policy for 2023/24.

6371 To consider any general correspondence

The Clerk reported that she has been advised by YLCA that the Quality Council Local Award logo is removed from our stationery as the registration expired in 2020 and the Parish Council no longer satisfies the criteria.

It was **RESOLVED** to agree to the requirement and to develop a paper explaining what was required to reapply for the Quality Council award.

6372 To note an additional bank holiday on May 8th 2023, in recognition of the King's Coronation

RESOLVED to note the above

6373 To receive dates for Council Committee meetings in 2023





RESOLVED to note the dates circulated.

To consider planning and licensing matters including new planning applications in Wickersley Parish (Applications are still being considered and managed by Cllr Godfrey, with email conversations with councillors where required as per minute 5963/20)

The associated planning papers had been circulated prior to the meeting for information for councillors.

Cllr Godfrey drew councillors' attention to the below representations, and it was **RESOLVED** to submit objections regarding the below 2 planning applications for the reasons stated.

RB2022/1826 St Albans Church, Church Lane - Works to TPO'd trees

Wickersley Parish Council have concerns about the proposed work to these two large mature trees that make a significant amenity contribution to the street scene. There is no indication of the extent of the works proposed or the reason why such pruning is necessary. If the overhanging branches were cut back to the church boundary, it would seriously unbalance the appearance of the trees and seriously affect their amenity value within Wickersley Conservation Area. The Parish Council therefore objects to the application unless the works proposed can be shown to have minimal detriment to the visual appearance of the trees.

RB2022/1865 Tudor Lodge, 1A Aireton Close - Erection of single storey front and rear extension and raised ground levels to provide level access

Wickersley Parish Council are concerned about the impact of this proposal on the residential amenity of the neighbouring property at 119A Northfield Lane. The large front extension will be at a considerably higher level than the adjacent bungalow and the view from the kitchen window and rear garden of that property will be directly onto the blank wall of the extension, which lies close to the boundary between the two properties. The Parish Council considers this would result in an unacceptable, overbearing outlook for the neighbours and be contrary to the Design Guidance in the Householder Design Guide which states that:

'An extension close to a habitable room window of a neighbouring property, or to its private garden, should not have an overbearing effect on that property or an unreasonable effect on its outlook.'

In addition to the applications, Cllr Godfrey brought to the attention of councilors that an appeal has been lodged by Habbin Ltd to the refused application for demolition of 2 bungalows and erection of 8 flats at 2 Goose Lane. She added that councillors may recall that the Parish Council and many local residents objected to this application on the grounds that it would be obtrusive and out of character with the area, contrary to policies within the Local Plan and Neighborhood Plan.

The application was recommended for approval but refused by the Planning Board, at which the Parish Council spoke. The reason for refusal was as follows:

The proposed development, by reason of its combined scale, massing, siting and appearance would result in an excessive form of development that would appear dominant, disproportionate and visually intrusive within the immediate street scene and general character and appearance of the area. As such, the proposal would be contrary to Policies CS28 'Sustainable Design' and SP55 'Design Principles' of the adopted

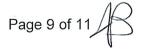




Local Plan, together with Policy GP1 'High Quality Design' contained within the Wickersley Neighborhood Plan.

The appeal is to be dealt with by written representations and the date for submitting representations by all parties is 13th February. All the representations submitted on the application have been sent to the Inspector, which includes that sent by the PC as follows:

- The area is characterised by mature one and two storey dwellings of traditional design set back from the highway, with established front garden treatments and generous landscaping. The proposal to erect a large single block of flats on this site would be entirely out of character with the area by virtue of its scale and massing, and the coverage of the site. It would dwarf the adjacent bungalows on Bawtry Road as well as the existing two storey housing on Goose Lane as can be seen from the submitted street scene.
- The location of the block of flats on the corner of Bawtry Road and Goose Lane would result in a development which projects well in front of the building lines of both streets. It will therefore be visually obtrusive and introduce an incongruous feature in the street which is harmful and out of keeping with the character and appearance of the area. It is particularly relevant that a proposed detached garage opposite the site, at 1 Goose Lane, which was to be sited well in front of the properties in that street, was refused on those grounds and this decision was supported at appeal with the Inspector stating that a garage in that location would look extremely prominent and incongruous within the locality. It would therefore be entirely inappropriate to allow a much larger and highly prominent development immediately opposite that site which would project well in front of the established building lines. It would be extremely discordant and much more incongruous in the street scene than the garage which was refused.
- There is a spacious quality to the current street scene, and this is a positive characteristic which is highly valued by local residents. Front garden areas are generous and well landscaped. The proposed development and car parking would, in contrast, cover most of the site leaving little room for landscaping and amenity space. It would therefore dramatically harm the landscape character of this area and represents an overdevelopment of the site in the context of this area.
- The scale and siting of this building would harm the residential amenity of the adjacent dwellings as it would dominate the outlook from those properties by virtue of its projection well in front in front of the building line. The location of the access road immediately adjacent to the properties on Farringdon Court will also result in noise and disturbance to the occupiers of those properties.
- This is a prominent corner site which makes it particularly important to create a high-quality building of exemplary design. Instead, what is proposed is a large block of flats with a bland and utilitarian appearance. It makes no attempt to create a modern distinctive building of high quality, nor does it attempt to incorporate design features characteristic of the more traditional buildings in this locality. In that regard it does not comply with policy SP55 of the Rotherham Local Plan that requires development to be of high quality and to positively contribute to local character and distinctiveness of the area.
- Wickersley Neighbourhood Plan has recently been adopted and one of its policies, GP1, requires all development proposals to comply with the guidance set out in the Wickersley Design Code and for them to demonstrate how they respond to local character through submission of a local character appraisal. This application does not comply with that policy as the Design Code requires replacement dwellings to respond to the defining characteristics of their immediate context. Building heights, plot widths, building lines, and scale and massing should be respected and referenced and





informed by a robust site appraisal. No such appraisal has been carried out and the development most certainly does not respect the current development character of this area for the reasons set out above.

- The proposal now provides for only 10 parking spaces plus 1 disabled space for a development of 8 dwellings. This is less than Rotherham Council's requirement of 1.5 spaces for each flat. This lack of parking for residents and visitors is particularly concerning given the congested nature of Goose Lane due to parked cars from Wickersley High School, particularly at school pick-up and drop-off times. 8 additional flats with insufficient parking will therefore exacerbate an existing problem on Goose Lane as evidenced by the number of objections by local residents to this scheme.
- The high number of objections from local residents demonstrates the strength of local feeling against this proposal on a number of grounds. The well-considered views of local residents should be respected, and this application refused on a number of grounds as set out above.

6375 To note dates of future meetings and events

The future dates of committee meetings and Parish Council meetings were noted: Council and committee meetings are held in the meeting room or library, Wickersley Community Centre, 286 Bawtry Road, Wickersley, S66 1JJ.

Full Council Meetings (commencing at 6.30pm)

Monday 20th February 2023

Monday 20th March 2023

Monday 17th April 2023

Monday 15th May 2023

Monday 19th June 2023

Monday 17th July 2023

Monday 18th September 2023

Monday 16th October 2023

Monday 20th November 2023

Monday 11th December 2023

Committee Meetings

Recreation 6.30pm

Tuesday 7th March 2023 Tuesday 6th June 2023 Tuesday 12th September 2023 Tuesday 5th December 2023

Winthrop 9.00am (HELD AT WINTHROP)

Friday 3rd March 2023 Friday 9th June 2023 Friday 1st September 2023 Friday 1st December 2023

Planning

To be decided

Woodland 6.30pm

Tuesday 21st March 2023 Tuesday 13th June 2023 Tuesday 5th September 2023 (lantern walk meeting) Tuesday 26th September 2023 Tuesday 21st November 2023





Environment 6.30pm

Monday 30th January 2023 Monday 24th April 2023 Monday 10th July 2023 Monday 6th November 2023

HR 9.00am

Wednesday 18th January 2023 Wednesday 24th May 2023 Wednesday 27th September 2023 Wednesday 6th December 2023

Newsletter - Request for Items and editorial meetings

Feb/Mar Jun/Jul Sep/Oct

WCCA 6.30pm

Monday 27th February 2023 Monday 3rd April 2023 Monday 26th June 2023 Monday 23rd October 2023

Finance 10.00 am

Wednesday 8th February 2023 Tuesday 28th November 2023

Events (2pm)

Tuesday 17th January 2023 Tuesday 28th February 2023 Tuesday 18th April 2023 Tuesday 16th May 2023 (debrief) Tuesday 27th June 2023 Tuesday 19th September 2023 Tuesday 17th October 2023 Tuesday 28th November 2023 (debrief)

The meeting was closed at 20:55.

.....(Chairman) Dated...20 - 2 - 2]

