**Colston Bassett Parish Council**

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**DRAFT** Minutes of the **Full Parish Council** **Meeting** held on **Tuesday 2nd September 2025** which started at **19:15** at the **Colston Bassett Village Hall.**

**Members Present:**

Cllr Andrew Fletcher (Chair) Cllr Nick Stanford (Vice Chair) Cllr Clare Garratt Cllr Elaine Burgin

Cllr Martyn Davies Cllr John Fletcher

**Members Absent:** None

**In Attendance:** Jane Clark (Clerk) Jane Mayglothling (Internal Auditor) Cllr Neil Clarke

**Also Present:** Parishioners

**Apologies:** Cllr John Jennings Cllr Tina Combellack

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| **Agenda/**  **Minute No.** | **Agenda Item Title** | **Resolution** | **Action** |
|  | Chairs welcome |  |  |
| FC25/112 | Confirmation of Co-Opted Council Member, Mr John Fletcher | Cllr Burgin proposed that John Fletcher be co-opted onto Council. Cllr Garratt seconded. Council unanimously **decided** to appoint, and the Chair welcomed John to Council. | **Clerk** to complete necessary paperwork for RBC |
| Open Forum | Members of the public are welcome to present any matter relevant to the wellbeing of Colston Bassett. Each resident will receive the attention of the Council for a period of not exceeding 5 minutes, with a maximum of 15 minutes in total. | **See FC25/120** |  |
| FC25/113 | To note those present, in attendance, apologies for absence and absentees | Noted and recorded. |  |
| FC25/114 | To receive any declarations of interest in items scheduled for discussion, in accordance with the requirements of the Localism Act 2011. | **Items FC25/120 1.a, 1.b, 1.c, 1.d:** **Cllr Nick Stanford** declared personal and pecuniary interests. Cllr Stanford provided the Public and Council with the latest Applicant comments and addressed residents’ queries before leaving the meeting for these items and did not take part in Council’s decision-making process |  |
| FC25/115 | To consider any dispensation requests received by the Clerk in relation to personal and/or disclosable pecuniary interests, not previously recorded. | **See FC25/114** |  |
| FC25/116 | To determine which items on the agenda, if any, require the exclusion of public and press under the Public Bodies (Admissions to Meetings) Act 1960 1(2) and resolve to exclude public and press for these items. | None. |  |
| FC25/117 | **To receive and approve** the Minutes of the Extraordinary Parish Council Meeting, Monday 4th August 2025. | Minutes of the Extraordinary Parish Council Meeting **approved** |  |
| FC25/118 | Receive updates on Council Meeting actions not arising elsewhere on the agenda. | **See FC25/122** Flood Report |  |
| FC25/119 | Finance: T**o receive, note and approve** the following items  a) **To approve** payments:   1. Lengthman invoice - £1,200 2. Cllr Burgin expenses claim £20 3. HMRC quarterly payment (including Employer NIC) (Oct – Dec 2025) up to £300.00 4. Streetwise invoice #71198235 (due October 2025) - £923.84   b) **To receive and note** the July 2025 year-to-date expenditure v budget summary  c) **To approve** updated Financial Standing Orders and Financial Regulations in line with NALC templates and recommendations  d) **To note** the PC Unity Account (three) balances` | 1. All payments **approved.** 2. **Noted.** All ytd expenditure within budget. No expenditure concerns raised by Finance Committee. 3. Council **approved** the updated Financial Standing Orders and Financial Regulations. The approved Financial Standing Orders will be included in the pending full review of the full set of Standing Orders 4. **Noted:** Current Account £3582.30: Reserve £17759.09: Defib Account £2386.48 | **Clerk** to upload Financial Regulations to the Parish website. |
| FC25/120 | Planning items: To note and/or agree responses to the following Planning Applications and any late received Applications not listed on the agenda.  1. Planning Applications:  a) **25/01270/LBC Martins Arms,** School Lane, Colston Bassett NG12 3FD: Applicant – Mr Laurence Henry: **Development: Change of use of stables to allow organics farm shop, coffee shop, and wine store. Works to prep kitchen**  b) **25/01271/FUL Martins Arms,** School Lane, Colston Bassett NG12 3FD: Applicant – Mr Laurence Henry: **Development: Change of use of stables to allow organics farm shop, coffee shop, and wine store.**  c) **25/01272/FUL Martins Arms,** School Lane, Colston Bassett NG12 3FD: Applicant – Mr Laurence Henry: **Development: Extend terrace including balustrade, new outdoor kitchen, additional wc's outdoor, private dining areas with gravelled surface, 4no fire pits, oak frame pergola, re-organisation of internal wc's adj bar**  d) **25/01495/LBC Martins Arms**, School Lane, Colston Bassett NG12 3FD: Applicant – Mr Laurence Henry: **Development: Installation of log burners in 3 fireplaces, dining room fireplace requires removal of register grate, snug fireplace requires removal of half hob grate bar area, also increase size of fire chambers in snug and bar.**  e) To note: **25/01446/SCREIA SOLAR FARM, Hickling.**  2. Consultation on revised Green Belt Assessment Framework led by Gedling BC.  3. Rushcliffe BC consultation on the draft Developer Contributions Supplementary Planning Document (SPD). | Mr David Lambert and Mrs Gill Lambert presented their objections to Council regarding the four Martins Arms planning applications, notably regarding the fact that Planning Policies CF2, TRS1, BE2 and ENV8 of the Neighbourhood Plan had not been considered.  The Applicant had advised Mr Lambert, via the representing Architect (Cllr Stanford), that unless his objection was withdrawn then he would be banned from the Martins Arms. Mr Lambert advised Council that he would not be swayed by such intimation and would not withdraw his objection. Cllr Stanford (on behalf of the Applicant) advised that whilst the Applicant was quite within his rights to ban anyone he wanted to (except for discriminatory reasons) he would however ‘pause and reflect on his policy. Several residents did comment that ‘pausing’ was not the same as ‘stopping’ the practice.  Concerns raised by several parishioners at the lack of consultation with residents, lack of respect for neighbours and the continued retrospective nature of the applications and asked Council to consider this as part of its decision-making process.  Both Council and residents wished it to be noted that they wanted the Martins Arms to be a viable and successful business.  The Chair reassured parishioners that in accordance with the Code of Conduct, Cllrs would independently vote based on their own unencumbered views, without any external influence.  **a), b), c), d):** Despite Council’s disappointment with the manner in which the Applicant had approached all of these retrospective applications, Council unanimously **decided to support** all the applications but would reflect and support resident comments within the CBPC submission to the Planners and ask them to consider conditions relating to:  - Parking provision  - Light pollution  - Noise pollution  - Garden screening  - Health and Safety/Safeguarding conditions  - Removal of outside bistro seating at the farm shop  Cllr Clarke confirmed that several visits had already been made by the Planners ahead of formal decisions being concluded. Cllr Clarke also confirmed on behalf of Cllr Combellack that she would continue to monitor this case very closely in view of the retrospective nature of the applications, non-conformity with the Neighbourhood Plan, and strong resident feedback.  Council wished their thanks and appreciation to Cllr Combellack be noted in recognition of the significant time that she had already spent on behalf of the Parish regarding these applications.  e) **25/01446/SCREIA SOLAR FARM, Hickling:**  **Noted:** The submission to RBC is for an Environmental Impact Assessment screening opinion rather than a full planning application. This type of submission does not require consultation to be carried out, as the purpose of the current submission is to establish whether the project falls within the remit of the Regulations, to determine whether a proposed project is likely to have significant effects on the environment. RBC will carry out a full consultation at the point that a valid planning application is received.  2. **Consultation on revised Green Belt Assessment Framework** led by Gedling BC. **Noted** that the current consultation exercise relates only to the Framework and not to any decisions about sites.  3. **Rushcliffe BC has published for consultation the draft Developer Contributions Supplementary Planning Document (SPD).** The purpose of the Supplementary Planning Document (SPD) is to provide information about the provision of and/or financial contributions towards infrastructure. The SPD identifies cases where infrastructure provision (including financial contributions) will be sought and secured through planning conditions, planning obligations or Section 278 highway agreements. Once finalised and adopted, the SPD will be a material consideration in the determination of planning applications. | **Clerk** to action |
| FC25/121 | Local Representative Updates:  a) Rushcliffe Borough Council  b) Nottinghamshire County Council | **See FC25/120** for Cllr Clarke update |  |
| FC25/122 | Clerk Update: verbal update | **Recycling Update:**   * + 1. Introduce a new kerbside glass collection service for all residents starting 1st December 2025     2. Additional items (plastics and tetra Pak) can be placed in the existing blue bin from April 2026     3. Introduction of a new weekly food waste collection from October 2027   **Flood Report:** Prof Jim McGuirk (Lead Flood Warden) updated Council on his meeting with James Naish MP on 22.08.25. The MP was presented with a briefing note summarising the ongoing flooding challenges faced by CB. The MP appeared interested but he only highlighted potential solutions that it had been demonstrated on a number of occasions would not resolve the issues unique to CB. A request was made for a senior Severn Trent Water contact to be brokered. This action was noted by the MP team. As nothing had been heard the Clerk was asked to chase his Office. | **Clerk** to action |
| FC25/123 | Update on village speed signage and possibility of partial double yellow lines on Church Gate | New 30mph limit restriction signage and road markings: Speedwatch session undertaken. 22 people registered as exceeding >37mph. Details forwarded to the police. |  |
| FC25/124 | Update on meeting with Martins Arms Licensee re loud music being played outside | Cllrs Fletcher, Davies and Combellack met with the Martins Arms. Noise pollution would be restricted and neighbours notified of future external events. |  |
| FC25/125 | Silent Soldiers | Significant wear and tear of the remaining soldiers prevents future use. Not all soldiers remain, and storage is a challenge. Residents were very much in favour of CBPC purchasing 2x metal soldiers that would be permanently located outside the meeting place shelter as a mark of respect for the Fallen. A plaque detailing the names of those who lost their lives in the First World War would be included on the two metal monuments. Council unanimously **approved** this RBLI purchase up to £500. | **Cllr Burgin** |

**The next meeting will be the FULL COUNCIL MEETING on Tuesday 4th November 2025 in the Village Hall starting at 7:15pm.**

**Signed by the Chair of Colston Bassett Parish Council Date:**