

We remained disappointed that Langleys were unwilling to consider any financial support towards a new community-based building. We also recognised the fact that it was Government policy to ensure the survival of community-based social facilities such as the Social Club.

- The big fear that planning permission might be granted for the factory site and not the sports field. We saw see these two applications as standing or falling together, and would make different observations if that were not the case. We would not want to find ourselves in a position where planning permission was given for 72 houses on the factory site, but with no planning permission for a community-based building on the sports field.

The planning applications were eventually withdrawn because of difficulties over timescales and concerns expressed by the District Council. At the time of writing, it is expected that fresh applications will be submitted imminently.

Housing on the Packett Inn Site

The County Council has turned down a claim by Andromeda Trading Ltd. that there is an ancient right of way across the site. This means that there is still no legal access to the proposed dwellings.

Best Kept Village Competition

You'll find a separate leaflet with this newsletter about our plans to enter the 2006 CPRE Nottinghamshire Best Kept Village Competition.

Festive Fare

The carol singers visiting our Clerk's home in Firbeck on Christmas Eve pronounced the mince pies on offer there the best they've ever eaten. They were made at Wayne Howe's butchers shop!

Last Word

The next newsletter will be out in the spring, in which we'll give a full update of developments since this newsletter, but don't forget our surgeries or the availability of the Clerk to the Council. You can also use the contact details below. We try to keep everyone up-to-date with significant developments using Parish News. You can also read approved minutes of meetings, etc. at the Library and Post Office, pubs, club, various shops and cafes and on the web site:

www.mistertonvillage.org.uk

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Winter 2005/06



Misterton
Parish Council
Newsletter

WINTER 2005/06

Bye-Elections

Well, the two bye-elections have come and gone.

Congratulations to Peter Marsden who was elected at the second bye-election on 23rd November with 204 votes. Malcolm Towler polled 24 votes.

Dog Mess

The ten dog waste bins have been installed, and are being used by responsible dog owners. Unfortunately there are still some dog owners who do not clear up dog mess. Streets particularly badly affected are Gringley Road, High Street, Hillside Avenue and Station Street. If anyone sees an offence being committed, please ring the District Council on 01909 533533 and ask for the Dog Warden. Note as many details as you can, but particularly the time of the offence. It works, and one dog owner, having been recently reported, was visited by the Dog Warden and now uses the bins.

Parking on Pavements

This continues to be a problem and a danger, especially on Station Street. The rule of thumb is that a pram or wheelchair should be able to get through on the pavement. However, don't forget that pavements can be damaged by vehicles parking on them, as at Wharf Road where they had to be replaced. If you see a vehicle obstructing the pavement, please ring the police on 01909 500999 and ask for the control room.

Website www.mistertonvillage.org.uk

The village website is improving all the time, but we desperately need village organisations on there, or at least links to your own websites. Please contact the Clerk with details.

Council Tax

We mentioned in our autumn newsletter that our 2005/06 Council Tax averages out at £22 per head of population. At our November meeting a resident suggested that this was misleading, as children were included in the population figure used, and readers may not have realised it. We certainly didn't intend to mislead anyone, and it's a fact that children are big users of our services. Anyway, the resident suggested that, as Council Tax is a property tax, it would be better if we based the cost on the average per dwelling. That figure is £52 per annum. We like to think that £1 a week is good value for our services. There will be an increase in 2006/07. One of the items we have had to include in the budget is the cost of the two bye-elections, estimated at £3,270. The average cost per dwelling will rise to £58.05 per dwelling, an increase of 12p

per week.

Village Hall and Victoria Institute

We're currently waiting to hear if the Charity Commission has dismissed the only objection to the merging of the two above charities in a new charity 'Misterton Community Trust', with trusteeship being vested in the Parish Council.

If all goes to plan, we'll hold a public meeting to determine whether people are happy for us to sell the Village Hall and hold the capital receipt on trust. It was suggested at the public meeting last April that the money might be used to bring the Victoria Institute back into use as a community facility. We need your views on any ways in which the Victoria Institute could fulfil a useful purpose – but bear in mind all the other public buildings in Misterton. Please contact the Clerk. If a viable use for the Victoria Institute can't be found, we would sell it and use the capital receipt for the good of the village. This would mean taking the proceeds of sale, together with those from the sale of the Village Hall, and investing them, with the income arising being available for Misterton charitable causes.

Redevelopment of the Former Jenkins Newell Dunford Factory Site

The Parish Council and MAP jointly organised a public meeting in October, to gauge opinion on three planning applications submitted by Langley Homes Ltd. The applications related to:

- Erection of 72 dwellings and medical centre on the factory site
- Erection of 6 live/work units on the opposite side of Marsh Lane
- Erection of sport and social club on the sports field

We eventually informed the District Council that we would not object to these applications subject to the following conditions:

1. That Langleys be required to enter into a legal agreement with the District Council relating to a gift of the freehold of the sports field to us within a specified date (no more than six months) from the grant of planning permission in respect of the factory site; such legal agreement to include the provision that the legal title transferred would contain no obstacle to the development of a community-based building, with liquor licence, on site.
2. That Langleys be required to enter into a legal agreement

with the District Council in which that part of the factory site occupied by the Social Club would not be redeveloped until such time as a new community-based building was ready for use.

3. That, as the proposed building on the sports field did not fully meet the needs of the community, Langleys be required to submit an amended application in due course, following consultation with the Social Club, Misterton Community Sports & Social Club Ltd. and sports field users, e.g. Bowls, Cricket and Football Clubs.
4. That, within a specified period (no more than six months) from planning permission being granted for a community-based building on the sports field that satisfies the needs of the community, Langleys be required to produce a full specification, bills of quantity, drawings, etc. sufficient to allow a contractor to build the premises.

We also made certain observations:

- Concern over the effect of the proposed housing development on the village infrastructure. This had been a fundamental concern all along. Clearly, the District Council would need to satisfy itself about these things, e.g. the impact on education, policing, roads, youth provision, etc., but particularly on drainage. It was a well-known fact that there was a flooding problem, including sewerage, in south-east Misterton. The drainage issue had been raised with Severn Trent Water and the County Council but to no avail. Comment would also be made that the current housing development off Fox Covert Lane drained to the lowest point of the village.
- Concerns of the Social Club that difficulty would be experienced in finding funding for a new community-based building, especially if Langleys were not prepared to inject any capital support. The Parish Council, as well as needing to own the sports field, had a second fundamental objective, which was to see the Social Club thrive and prosper in its new form. The current club was a unique and vital village institution with over 800 members, hosting a number of village-wide events. Langleys had served notice to quit on the Club, thus threatening its future.

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