

## **Averham, Kelham and Staythorpe Parish Council**

### **Meeting of the Parish Council on**

**Wednesday 5<sup>th</sup> November 2025, 7.00pm at Kelham Hall**

#### **MINUTES**

Present: Cllrs John Miller (JM) (In The Chair), John Allen (JA), John Cobley (JC), John Wolfenden (JW) and Tim Barbary (TB) In Attendance: 6 members of the public, County Councillor Sue Saddington (SS) and District Councillor Keith Melton (KM) Lynda Ogilvie (LO) Locum Clerk, and Will McLaughlin (WM) Parish Clerk

#### **Welcome**

Cllr Miller welcomed everyone and opened the meeting at 7.00pm

#### **AKS 25-81 Co-option of Mr Tim Barbary as a Parish Councillor**

JC proposed that Tim Barbary be co-opted on to the Council, seconded by JA – All were in favour

#### **AKS 25-82 Appointment of Mr Will McLaughlin as Parish Clerk**

JA proposed that Will McLaughlin be appointed as Parish Clerk, seconded by JC – All were in favour

#### **AKS 25-83 Apologies for absence**

There were no apologies for absence.

#### **AKS 25-84 Declarations of Interest either direct or indirect from members for any item to be considered and any dispensations to be considered**

No declarations of interest

#### **AKS 25-85 Approval of the Minutes of the Parish Council meeting held on 18 August 2025**

Approved

#### **AKS 25-86 Questions and comments from members of the public (limited to 15 minutes)**

Member of public: The Plough magazine is running into financial difficulties. The parish council was asked if it could promote The Plough, and also consider making a contribution to running costs of £500. JM has said that this can go onto the next agenda.

A power cable is needed for the defibrillator on Hopwas Close, as the lamppost cannot be used. £100-£120 to potentially be put aside for electricians. Member of public suggested that it could go on one of the garages or run a cable from a property.

Three defibrillators have been bought.

A contribution of £200 from Averham Park Racing to be used towards the purchase of Averham Park defibrillator.

JC presented the Staythorpe BESS Working Party Terms of Reference, which has been formally adopted by the Parish Council. It was agreed that the Staythorpe (Battery Energy Storage System) working group would be included on the agenda at all future meetings.

The Kelham appeal has been noted – JW spoke about his thoughts and what the council were defending. JM mentioned that the appeal has now come to an end. A decision will be made by the Inspectorate by March 2026 at the latest.

The Great North Road application has been accepted by the Inspectorate. JPAG (Joint Parishes Action Group) are against the solar development. A presentation has been delivered to the inspectorate, which can be seen online.

#### **AKS 25-87 Updates required from the previous meeting for items not covered on the Agenda**

There were none.

#### **AKS 25-88 Reports from County Councillor and District Councillor**

SS spoke about the poor state of the roads in the district. She is using her powers to put forward three road resurfacing and three infrastructure projects and the area near the Power Station entrance and Hugh's Close through to Rolleston will be one of them highlighted for resurfacing.

Farndon and Trent division to look at roads.

JA commented that the areas on the westbound carriageway immediately east and west of its junction with The Close in Averham and the A617 are covered in pot holes. They say they've inspected it but there's no work required.

Cllr Saddington said that the Rolleston to Fiskerton road is not in good shape and it needs resurfacing.

A pedestrian crossing at Kelham is also a priority and will be considered as one of her infrastructure projects.

East Midlands Combined Council Authority, EMCCA, have allocated money for a feasibility study on a replacement bridge at Kelham.

There has been a meeting at the Staythorpe power station and Sue has spoken with the chief executive there. She wants to know what provisions have been made for fire safety. All interested party's need to meet and residents need to be safe.

Manner Sutton School, Hive group have been meeting with Nottinghamshire County Council, NCC, in order to secure land for the Hive project, but this need to go to cabinet for a decision.

Local government reorganisation project. Meeting at county and the district level was held. Gedling and Broxtowe are to go with the city. There are hopes that we can work with Nottingham City with this plan.

JW Mentioned there is a questionnaire that has gone out with the slideshow about the reorganisation. There is little time to respond to the questionnaire.

JA Mentioned that the slides were sent across as a result of attending a webinar regarding the topic

The Staythorpe BESS site discharge of condition 10 was highlighted as the developer was proposing not to install a membrane under the battery storage units. Concern was that contaminated firewater would not be contained if this was allowed. Concern was also raised regarding the removal of trees and hedgerows that were protected on the agreed plan.

JA highlighted that the recent verge mowing had resulted in a lot of damage due to the machinery not set at the right height and Sue had said she will look into this.

Cllr Melton said he has followed up on messages to the enforcement team but they haven't responded yet. Liberal Democrats are opposed to the sweeping re-organisation going on and there are further questions about the effect on the local environment.

JA Has raised a question about the old cattle market site and how long the hoarding will be around as it's now degraded somewhat and is turning into an unpleasant view.

KM Agreed about the degradation and it doesn't look good. He has then made comment about the A46/cattle market roundabout area and that there are options to move the lorry park somewhere else. KM is going to raise the issue regarding the old cattle market site.

JW Mentioned that the site is actually for expanding the college area.

### **AKS 25-89 Report of Finance Committee Meeting**

Period 18<sup>th</sup> August to 5<sup>th</sup> November 2025

Bank balance 18<sup>th</sup> August 2025 £15,220.86

8<sup>th</sup> September - £11.99

26<sup>th</sup> September - £2665 second instalment of precept

6<sup>th</sup> October- £11.99 Hugo Fox website hosting

21<sup>st</sup> October - £4354.80 3x defibrillators

Bank balance 5<sup>th</sup> November 2025 £13507.08

All are in agreement and are happy with this and there were no questions on the finances

AGAR – members approved the submission of AGAR Certificate of Exemption, which will be sent to the external auditors.

### **AKS 25-90 Feedback from Meeting with Enforcement officers on 7 October 2025**

Member of public asked if someone from the Parish Council can telephone the enforcement team to chase them for a response as promised during the meeting on 2 October. Things look to be running very slow with them.

JW mentioned there were hedgerows that have been ripped out with no sanctions.

JM is going to contact Richard Marshall to chase matters up.

### **AKS 25-91**

*Planning Matters: 25/01112/FUL Demolition of existing dwelling and erection of two storey dwelling. Park Croft, Staythorpe Road, Averham, NG23 5RA*

Permission has been granted.

*25/01274/FUL New vehicular access for existing single dwelling, Brickyard Cottage, Micklebarrow Hill, Averham Newark On Trent NG23 5RT*

No Observations.

*24/01624/FUL New function room extension, replace cellar roof, additional first floor windows and external staircase, repairs and retiling main roof, EV charging points, bin store and closing vehicular access. Revised drawings submitted.*

This has been refused.

**AKS 25-92 To consider funding a portaloos for Averham Church event**

JC outlined to Councillors, that the PC had historically provided funding in the form of “pump priming” support for such projects & in situations where financial difficulties were being experienced or envisaged. These were a one-off sum & not an annual or repeated support payment. JW spoke about a policy being put in place for this. Events in the past have been self funded.

The PC reserve sum should be maintained at a minimum, equivalent to 2 years precept & may change each year. JA has said, he thought the PC should support local community events.

JM has said it’s good to encourage events and is happy to go ahead with the money for Averham church. JM proposed that the Parish Council give £220 towards the portaloos for this event, seconded by JA. Three votes in favour, two against, therefore the motion was carried.

**AKS 25-93 Agenda items for next meetings -Precept for the year 2026-27**

Precept discussion

Funding from Element Green

Pedestrian crossing

Staythorpe BESS fund working party update

Neighbourhood Plan

PC Village/Group Funding

Poppy Purchase

**AKS 25-94 Date for next meeting**

Finance meeting is on the 6<sup>th</sup> of January

The next full council meeting is on the 20<sup>th</sup> of January at 7pm at Kelham Hall

**Any other business?**

Report on the working party committee to be added to the next agenda.

The allowance for plants was discussed and all are in favour of allocating £120 towards plants for the planter. There was a discussion about whether to buy poppy’s and people generally seemed to be in favour of this.

TB asked about a parish plan. Lynda commented that Bleasby’s is on their website. TB is to look into the plan.-He will seek to liaise with neighbouring villages to gain information about their experiences in creating a village plan. This is to be added to the next Agenda.

**JM thanked everyone for coming and closed the meeting at 8.20 pm**