



Minutes of the Clipstone Parish Council Meeting held on Wednesday 22 April 2026 at 7pm

Councillors Present:

R Clarey
E Elujoba
J Fishwick
S Neale
Dr T Olorundami (arrived at 7.02pm)
W Mayes
W Swiffin

In Attendance : The Clerk, The Responsible Finance Officer
: County Councillor James Gamble (between 7.09pm and 7.23pm)
: 1 member of the public

CPC25/26 202

Welcome

The Chair opened the meeting

CPC25/26 203

Apologies

Apologies for absence were received from Cllr D Eskriett

CPC25/26 204

Declarations of Interest

There were no disclosures of pecuniary and non-pecuniary interests on matters being considered on the agenda

CPC25/26 205

Public Session (up to 15 minutes)

There were no questions and petitions from members of the public

CPC25/26 206

County and District Councillor(s) (up to 15 minutes)

County Councillor James Gamble attended the meeting between 7.09pm and 7.23pm

Agenda item 206 was held out of order, between 209g and 209h, minutes are recorded in agenda number order

- Cllr Gamble provided information on tree felling in Intake Woods and highlighted believed breaches to the felling licences and the impact to the woodland and wildlife. Cllr Gamble is supporting the 'Save Intake Woods' group
- Earlier today Cllr Gamble has conducted a woodland walk in the Wellow area for Clipstone's Vicars Clickers photography group

Cllr Gamble left the meeting at 7.23pm

CPC25/26 207 **Community Protection Officer (up to 15 minutes)**

There was no update from Newark and Sherwood District Councils
Community Protection Officer

CPC25/26 208 **Minutes**

It was **RESOLVED** to approve and sign the minutes of the meeting held on
25 March 2026

CPC25/26 209 **Finance**

- a) It was **RESOLVED** to verify and sign the payment schedule for March 2026
- b) It was **RESOLVED** to confirm and sign the payment schedule for April 2026
- c) It was **RESOLVED** to verify and sign the Unity current account reconciliation for March 2026
- d) It was **RESOLVED** to verify and sign the Unity savings reconciliation for March 2026
- e) It was **RESOLVED** to verify and sign the reserve accounts reconciliation for March 2026
- f) It was **RESOLVED** to verify and sign the petty cash reconciliation for March 2026
- g) The Q4 budget to actuals (year-end) were **RECEIVED**

Cllr Gamble arrived at 7.09pm

Agenda item 206 was held out of order, between 209g and 209h, minutes are recorded in agenda number order

Cllr Gamble left the meeting at 7.23pm

- h) It was **RESOLVED** to transfer funds from General Reserves to Ear Marked Reserves for Village Hall Upgrades and Car Park S&S Centre to cover the overspend, and to accept the figures on the trial balance on 31 March 2026

It was **RESOLVED** to accept the Ear Marked Reserves as presented in Appendix I, with the residual £51,423 allocated to a new EMR for Health and Recreation

CPC25/26 210 **Former S & S Centre**

An update on progress to market the former Squash and Sauna Centre was **RECEIVED**

CPC25/26 211 **RCAN- Rural Communities Action Nottinghamshire**

It was **RESOLVED** continue with membership of RCAN at a cost of £95 plus VAT for the current year and actively engage with the services offered

- CPC25/26 212 **Policy**
- It was **RESOLVED** to adopt an updated Investment Strategy Policy which had been revised to reflect the increase in investment limits
- CPC25/26 213 **Council Strategy**
- It was **RESOLVED** to adopt a draft Council Strategy as presented by the Working Group
- CPC25/26 214 **Skate Park**
- a) An update from Councillors who are Skate Park Working Group members was **RECEIVED**
- b) Terms of Reference were not established at this investigatory stage of the project
- CPC25/26 215 **Events**
- It was **RESOLVED** that a panto, spooky party and sunflower competition should be held annually until further notice
- It was **RESOLVED** that the sunflower completion would continue with the previous prize structure (4 x £50 Love to Shop vouchers) plus an allowance from the events budget for materials / costs
- Council supported the opportunity presented by N&SDC to host an outdoor cinema event in Clipstone in August 2026
- CPC25/26 216 **Officers Update**
- a) An update from Parish Council Officers was **RECEIVED**
- b) Damage to the defibrillator at the King Johns Road Kiosk was **NOTED**
It was **RESOLVED** to investigate further repair options and explore alternative locations for the defibrillator
- c) It was **RESOLVED** to appoint a temporary cleaner for the village hall
- CPC25/26 217 **Planning**
- The following planning applications were **CONSIDERED**:
- a) 26/00416/FUL / Clipstone Car Centre Ltd 173 Mansfield Road Clipstone NG21 9AA / Change of Use from Former Motor Dealership to Hand Car Wash & Hot Food Takeaway. Extension to deadline for comments agreed to 23 April 2026
- Clipstone Parish Council considered Application 26/00416/FUL and 26/00417/ADV for the change of use from a former motor dealership to a hand car wash and hot food takeaway and 26/00417/ADV for the associated signage.
- The Council objects and strongly opposes the proposal on the following grounds:**
- **The site is too small to accommodate the proposed use**
 - **Queuing vehicles are likely to overspill onto Mansfield Road and nearby streets, creating hazards and congestion. The access arrangement particularly near Central Drive raises significant safety and visibility concerns**

- **The proposal is inappropriate for this location and would adversely affect neighbouring residents through increased noise, disturbance and reduced air quality**
- **The site's former use as a petrol filling station indicates a risk of contamination. No evidence of site investigation has been provided**
- **The application lacks a clear strategy for wastewater disposal from the car wash, raising concerns about potential environmental harm and reliance on unsuitable drainage systems**
- **The proposed boundary screening may be visually intrusive and impact visibility**
- **The identified spaces are not suitable for parking, leading to likely overspill into surrounding areas**

For these reasons the Parish Council considers the development unacceptable and recommends refusal

- b) 26/00417/ADV / Clipstone Car Centre Ltd 173 Mansfield Road Clipstone NG21 9AA / Printed vinyl signage to be fixed to existing canopy fascia for car wash, existing totem signage to be updated with new business details and printed vinyl signage to be fixed to existing fascia signage for hot food takeaway. Extension to deadline for comments agreed to 23 April 2026

Council gave the same comments to be applied as to 26/00416/FUL

- c) 26/00517/HOUSE/ 17 Portland Way Clipstone NG21 9FE/ Single storey rear extension

There was no comment

- d) 26/00455/OUTM/ Land Off Mansfield Road Clipstone / Outline Application including details of Access, Layout and part Scale for Retail, Care Home, Retirement Living, Drive-Thru and Class E uses with associated works/ Comments by Fri 08 May 2026
Clipstone Parish Council considered Outline Application 26/00455/OUTM for the proposed retail, care home, retirement living, drive thru and Class E development.

In principle the Council raises no objection to the proposal, however it has the following concerns:

- **The potential increase in traffic volume and its impact on the local road network**
- **The suitability and safety of vehicular access onto Mansfield Road**
- **The safety of pedestrian access, particularly crossing Mansfield Road to reach the site**

The Council requests that these matters are fully addressed with appropriate mitigation measures secured as part of any approval

- e) There were no further planning applications received after publication of the agenda and before the meeting date

CPC25/26 218

Correspondence

There was no correspondence

CPC25/26 219

Meeting Details

- a) The Annual Parish Council meeting date of Wednesday 20 May 2026 at 7pm was **NOTED**
- b) It was **NOTED** that items for information or resolution on the next agenda be sent to the Clerk by Friday 8 May 2026
- c) The Annual Parish meeting date of Wednesday 20 May at 6.30pm was **NOTED**

CPC25/26 220

Confidential

Public Bodies (Admission to Meetings) Act 1960:

It was **RESOLVED** that "in view of the confidential nature of the business about to be transacted, the Press and Public be excluded for the remainder of the meeting."

- a) It was **RESOLVED** to approve and sign the confidential minutes of the meeting held on 25 March 2026
- b) A staff update was **RECEIVED**
It was **RESOLVED** to procure Notts County Councils Occupational Health Service for the current year at a cost of £318.26 plus VAT
- c) A former tenant update was **RECEIVED**

Cllr Dr T Olorundami left the meeting briefly between 8.57pm and 8.58pm

At 8.58pm it was **RESOLVED** to extend the meeting by 10 minutes

- d) It was **RESOLVED** to accept an offer for the sale of the former Squash and Sauna Centre subject to agreed terms and conditions

The meeting closed at 9.06pm

Signature of presiding chairman

Date