

MINUTES OF THE MEETING OF CODDINGTON PARISH COUNCIL HELD ON 4 APRIL 2013
AT 7.30PM AT CODDINGTON COMMUNITY CENTRE

Present:

Members: Cllr O'Donnell (Chairman), Cllrs Allen, Armstrong, Bell, Carver, Cox, Elliott, King, Molloson, Parrett

District Cllr: M Dobson (from 1950 hrs)

Clerk: Mrs Y Wellard

Public: Mr G Turner, Mrs B Turner, Mrs J Barber, Mr C Combes, Mrs J Combes, Mr M Setchell, Mr R Dearlove, Mrs K Dearlove, Mr T Hickling, Mrs R Hickling, Mr D Howard, Mrs L Howard, Mr A Cox, Mrs D Cox, Mr M Bassey, Mrs J Armstrong

1. **Apologies for absence.** None. DC Dobson sent apologies for her late arrival

2. **Declarations of Interest.** None

3. **Public Contribution.**

16 members of the Parish attended the meeting to show their opposition to planning application 13/00226/FUL for 2 detached houses at Yew Tree Way. Mr Dan Howard had been elected as spokesman for the group and he summarised the main objections which had already been detailed in letters to N&S DC (see speaking notes attached). Their main concerns included the increase in cars parking and turning in the close and risk of accidents; vehicle access to existing houses; environmental effects on wildlife and nearby protected trees – no ecological assessment had been done; visual impact on the approach to the conservation area; loss of mature trees which were part of the original plan for the estate; over-development and loss of privacy for the adjacent house. It was felt that the development was contradictory to Newark & Sherwood's core strategy and to the original plans for the estate.

It was agreed that item 9 on the agenda be brought forward for discussion at this point.

1950hrs - All members of the public except Mrs Armstrong left the meeting and Cllr Dobson arrived.

4. **Public Contribution – District Councillor.**

- a. DC Dobson reported that some residents were complaining about Broadband speeds in the village and asked if the Parish Council could take this up. It was understood that some cabinets had already been upgraded and for some, Broadband was satisfactory. **Cllr Armstrong** would make enquiries to see what could be done to further improve all areas in the village.
- b. Residents of Parkes Close had requested that the lime tree be pruned, and this was on the County Council's list to be done. **Cllr Armstrong** would complete the tree survey which included this area. It was suggested that the Wellgreen and allotment areas should have some sizeable trees planted; **Cllr Cox** could add this to the environmental improvements list. It was noted that the Parish Council was no longer notified of requests for the removal of trees, and applications did not appear on the web site. **The Chmn** would write to Colin Walker, Head of Planning/Director of Growth, requesting this information.
- c. Concerns about the provision of a food bank had been resolved - Coddington's inclusion in a 'Poverty League' had been due to a misunderstanding.
- d. **DC Dobson** noted that the destroyed rubbish bin on Newark Road had not yet been replaced.

- e. Mr Keeling would not arrange a traffic census on Main Street – the Parish Council would need to carry out its own survey with speed cameras. The resurfacing etc on Main Street/Brownlow’s Hill had been postponed until the school summer holidays as the work was expected to take 5 weeks to complete.
- f. There were reports of two street lights out – on Newark Road and Chapel Lane. DC Dobson asked for street light numbers (Cllr Cox and Cllr Armstrong). Alternatively, they could be reported on-line.

5. **To receive and accept:**

- a. **Minutes of the Ordinary Meeting of 7 March 2013.** Proposed by Cllr Armstrong, and seconded by Cllr Bell, the minutes were approved, and signed by the Chmn.
- b. **Accounts for March 2013.** Cllr Bell highlighted two errors on the draft copy of the accounts – the net office expenses should read £7.31 and £76.58, totalling £83.89 which Cllr Parrett said had been corrected on the final run. Proposed by Cllr Bell, seconded by Cllr King, the accounts were approved with these corrections, and signed by the Chmn.

6. **Matters arising from the Minutes.**

- a. **Para 6a.** Registration of the green areas on Old Hall Gardens was underway. The Chmn would complete the designation process of a “cherished area” for the grass triangle at the entrance to Old Hall Gardens, under the Localism Act.
- b. **Para 6b.** Cllr Parrett reported that Bruce Richmond was still not well enough to resume his duties as village handyman, but did want to keep the job.
- c. **Para 6c.** Cllr Armstrong had checked the Jubilee DVD to be shown at the Annual Parish Meeting. As it was only 2½ minutes long, he would add extra footage.
- d. **Para 8e.** DC Dobson continued to liaise with Andy Warrington re parking issues on the C208
- e. **Para 8g.** The Tenants’ and Residents’ Association had started a petition in protest at changes to the bus service. DC Dobson said that discussions about the buses were on-going at District and County Council levels, particularly for the Coddington and Balderton services.
- f. **Para 13c.** Cllr Cox reported on the recruitment process and appointment of the new Clerk. The report, parts of which were confidential, would be circulated separately. The Council thanked Mrs Armstrong for her clerical support at the interviews.

7. **Finance.**

To approve expenditure as at 4 April 2013:

	£
Coddington Village Hall – hire charges	28.00
Miss S Tomlinson - wages	175.00
Royal British Legion – wreath and donation, Nov 2012	40.00
Print Hub – March CVN	613.31
CPRE – Best Kept Village entry 2013	6.00
Mrs M Carver – flowers and card for CC Dobson	22.75
Mr B Richmond – wages	10.92

Following a proposal by Cllr Carver, seconded by Cllr Bell, the above listed bills were approved for payment.

8. Administration.

- a. **Footpaths.** The diversion of footpath no. 4 was near the end of the consultation period. The Chmn and Cllr Allen had received copies of the Order, the Notice, and Statement of Reasons from Mr Trundle.
- b. **Coddington Community Association.** A set of keys for the Community Centre was passed to the Clerk for the Council's use.
 - i. A request by the Guides for a sleep-over at the Centre was being considered.
 - ii. The hire rates were to be reviewed as income was not covering basic running costs.
- c. **Village website.** The Chmn was continuing work on the introductory page. The contacts page had been updated, and Cllr Armstrong would arrange a meeting with the Clerk for training on web site access.
- d. **Churchyard capacity.** The Parish Council still awaited information from the Rev David Anderton, but acknowledged that he was extremely busy with additional parochial duties. The Chmn would write directly to the Area Dean, David Milner, at Fardon Rectory (cc Rev Anderton).
- e. **Defibrillation Unit.** Three volunteers had put their names forward; also, Mr Andy Smith (Thorpe Oaks) was already trained. The Chairman had spoken to the East Midlands' Ambulance Service who would be sending application forms for training courses. The Service could also assist with equipment.
- f. **Tree preservation.** The Chairman and Cllr Armstrong still needed to complete their tree surveys following which Mr Wilkinson could be invited to discussions with the Parish Council.
- g. **Pages' Wood.** The Probation Service had been contacted re providing assistance with clearance work, but had not responded. Cllr King would approach them again.
 - (1) The Chmn would contact Malcolm Baker to enquire about involving the Scouts, with an offer of additional adult supervision for the project if needed.
 - (2) Cllr Parrett had emailed Doug Lyne re overhanging branches on Balderton Lane, and would contact him again.
- h. **Appointment of Internal Auditor.** Cllr Parrett had been in touch with Mr Elliott, who had agreed to audit the accounts.

9. Planning, Environment, Transport and Services.

Planning Applications Received:

13/00226/FUL Mr Ben Hazzledine: The erection of 2x two-storey detached houses on land adjacent to 4 Yew Tree Way, Coddington.

Having previously studied the plans, Cllrs acknowledged the strength of feeling of local residents and expressed their unanimous agreement with the objections raised. Cllr Molloson outlined her brief opposing the application, which would form the basis of the Parish Council's response. The Chmn would also highlight the unsuitability of the road

layout for any further development, and the lack of detail and clarity in the plans of the proposed houses. (Copy attached, cc DC Dobson)

The application was opposed unanimously.

10. **Allotments and Open Spaces.** There was nothing to report

11. **Miscellaneous correspondence.**

- a. The Chmn had received a letter from Mr David Wood, 18 Old Hall Gardens, regarding speeding traffic on the C208 and suggesting that interactive signs be installed. The Chairman had responded to Mr Wood detailing CC Dobson's and DC Dobson's work on speed limits and giving news on the interactive signs.
- b. The Chmn and Cllr Cox had received an email from Highways with suggested sites for three interactive signs. **The Chmn** would forward the information to all, inviting comments. There was some preliminary debate about where the signs should be placed. The **Chmn** would invite Jonathan Barron (Notts CC) to attend a Parish Council meeting. DC Dobson suggested a trial at Balderton Lane with temporary signs, initially.
- c. DC Dobson had spoken to the Chief Inspector of Police on road safety, and found that the police had no objections to reducing the speed limit between Coddington and Newark to 40mph. She would therefore renew her efforts for agreement by the County Council. Cllr Molloson pointed out that it would be wise to have the 40mph limit in place before the interactive signs. **DC Dobson** would speak to Andy Warrington.
- d. A note was received from Newark and Sherwood Homes informing that a path was being laid to the swings and football area at Thorpe Oaks.

12. **Other reports.**

Cllr Molloson reported that one of the fence rails next to the garages at Valley View had come off. **DC Dobson** would report this.

13. **Matters of immediate note.**

- a. **Special Events Group.** Cllr Cox reported that there was no public liability cover for the Coronation celebrations and asked the Council to consider a grant towards this. **Cllr Cox** would provide information on insurance costs for the next meeting.
- b. Cllr Elliott asked whether the destroyed seats would be replaced. Cllr Parrett advised that she had submitted forms for an insurance claim and awaited their response.
- c. On behalf of the Council, Cllr Carver proposed a vote of thanks to the Chmn, Cllr Cox and Cllr Parrett for all their additional work during the absence of a clerk.

14. **Matters for next agenda.** None were put forward

15. **Next CPC Meeting.**

- a. The next meeting will be the Annual Parish Council Meeting at 7.00pm on 2 May 2013 in the Village Hall. This will be followed by the Ordinary Parish Council Meeting at 7.30pm.
- b. The Annual Parish Meeting will be held on Tuesday 16 April at 7.30pm in the Village Hall.

The meeting closed at 2125 hrs.

/Attachment:

Coddington Parish Council Comments - Planning Application No.13/00226/FUL

2 Houses on land Part of 4 Yew Tree Way, Coddington

7 April 2013

At its meeting on 4 April 2013, the Coddington Parish Council resolved to object to the above application on the following grounds:

Policy objections:

The application site is not within the Conservation Area but lies immediately to its south and abuts its southern boundary. The mature, woodland nature of the Application Site extends the wooded character of the Conservation Area southwards, enhancing the environmental quality of this part of the village and acting as a natural extension to and setting for the Conservation Area. Whilst the frontage of the site has been the subject of very recent tree felling, this does not diminish these two important roles and could be rectified by replanting. Development as proposed would negate both of these important functions and would therefore be in conflict with the District Council's **Core Policy 14 and draft Policy DM9(2) Conservation Areas, both of which require the protection of the setting of a Conservation Area.**

Site Specific Objections:

Several trees identified for retention in the development are in very close proximity to dwellings. This proximity could well result in the loss of some of these trees through nearby construction activity or from pressure from future residents to rectify loss of light. The number of trees shown for retention in the rear gardens of the proposed dwellings would reduce the range of use of those gardens. In the case of yews, these can be seen as a potential danger to children due to their poisonous berries. Both of these issues could again lead to pressure for tree felling. It is considered that the Application is extremely optimistic in suggesting the number of trees requiring removal and the number which could be retained and survive. It is the Parish Council's opinion that the development will result in the loss of this fine, mature woodland. For these reasons it is submitted that the Application is contrary to the District Council's **Draft Policy DM5(5) Trees, woodlands, biodiversity and green infrastructure which requires that natural features of importance within or adjacent to development should be protected and enhanced.**

(The Application Site is of high landscape quality and contains many trees subject to TPOs. Bearing in mind that the District Council does not have suitably qualified staff to assess these issues, it is urged that professional advice is sought from the appropriately qualified staff at Nottinghamshire County Council before any decision is made on this Application)

Ecological Objection:

As far as is known, no ecological surveys, particularly relating to bats and owls, have been carried out and submitted with this Application. No further consideration should be given to this Application until such surveys have been submitted. At present it is in conflict with the District Council/s **Draft Policy DM5(7) Ecology which requires that proposals should be supported by an up-to-date ecological assessment.**

Landscape Appraisal Objections:

The trees on the proposed building site application at 4 Yew Tree Way (Mulberry, Oak and Yew) form the edges of the Yew Wood (a rare and valuable feature) and represent the closest surviving planting to the NW of former Coddington Hall (demolished in the 1960s). This parkland planting was adjacent to Hall outbuildings shown on the 1918 Estate Sale plan and within the immediate

Hall-planting envelope. The distinctive dark green, question-mark shaped outline of the Hall site is plainly visible on aerial photographs, largely defined by woodland planting and large mature trees. The North-West to North section (Yew Wood) is vitally important in the preservation of this landscape feature. The Beaconfield estate was planned to ensure landscape continuity, and the layout, distribution, density and scale of housing was intentionally subservient to the dominant mature parkland trees (and their needs). The erosion of the feature on Yew Tree Way, by the recent removal of trees, has been to the detriment of that aim.

(The contribution of the Thorpe Estate Hall-site and extended parklands landscape is recognised regionally. **The Nottinghamshire County Council Countryside Appraisal - East Nottinghamshire Sandlands (Section 5)** - cites only three mature parkland landscapes (Barnby, Coddington and Thorney). It states that a priority for these landscapes should be the conservation of parkland planting, including the renewal both of ornamental planting and of specimen trees.)

Plans Objections:

The Parish Council has noted the written objections submitted, and also has 2 particular design concerns:

- The Design and Access Statement refers to “a cul de sac road with hammer head”. Having inspected the site we believe that the current turning area (which is also the access to Nos 15 and 17) would be wholly inadequate for a larger community. The applicant’s reliance on this busy extant area in his proposal is both over-optimistic and opportunist, and we strongly oppose his intent on both practical and safety grounds.
- The Council consider that the proposal lacks sufficient details of building materials and design to demonstrate compatibility with the existing houses.

For the above reasons the Coddington Parish Council objects to this application.

16 residents attended the meeting as members of the public. We attach, below, a copy of their speaking notes.

Robert O'Donnell

R E O'Donnell
Chairman
Coddington Parish Council

Attachment:

1. Speaking Notes (members of the public) – PC Meeting 4 April 2013.

[Speaking Notes from Members of the Public – PC Meeting 4 April 2013]

Good evening, thank you for providing us with the opportunity to speak at this Parish Council meeting regarding the proposed planning application made by David Dakin Designs on behalf of the occupants at No.4 Yew Tree Way, in Coddington.

Firstly I would like to start by making some quick introductions. My name is Dan Howard and I live at No. 17 Yew Tree Way. I am speaking on behalf of a number of the residents from within the local community whom sit amongst us tonight, that like my wife and I, oppose against the development of this land. This up until 6 months ago provided a delightful mature woodland setting to the existing dwellings of Yew Tree Way.

What remains of the mature woodland has now been served with a tree preservation order, and thus begs the question; would we be discussing this proposal if the mature woodland setting had remained at the point the pre-planning application advice was originally sort? Surely this entire area would have been served with a tree preservation order?

Hence, we feel that re-planting of the cleared area in conjunction with the local Planning and Building Control guidelines would be the best possible scenario.

Furthermore, I would like to read out a number of extracts, which summarise the primary concerns of the assembled residents against this proposal. Please note that detailed responses have already been submitted to Newark & Sherwood District Council.

Extracts as follows...

There has, at no point been any local community involvement instigated by the proposed, as recommended by the Planning and Building Control department

The proposed dwellings do not share the visual or spatial character of that offered by the adjacent dwellings, and would permanently impact on the private nature of the established dwellings which are positioned toward the end of Yew Tree Way. This for many, is what originally attracted them to the area.

Nor do they create an attractive living environment which would allow adequate private open space given the close proximity and dominant presence of the remaining trees, and hence would result in the proposed dwellings having gardens overshadowed by the remaining protected trees, and would block out light to the proposed dwellings.

Any occupants of the proposed dwellings would in all likelihood try to seek approval for removal of some, if not all the remaining trees to provide additional light.

There could be further pressure to remove the remaining Yew Trees since they are toxic and life threatening, even when wilted, and increasingly so when dried. Hence proposing dwellings in close proximity to the remaining Yew Trees seems inappropriate.

There are no details provided regarding the landscape/planting scheme in terms of scope, timing, or maintenance.

Moreover the proposed plots are likely to cause high levels of stress to the remaining protected trees during digging of the foundations by damage to the tree roots.

There are also no details confirming that site works would take place outside of bird nesting season. Sadly a few of us were witness to the many birds trying to rescue their nests as the site was cleared last year.

This large plot, like several others on this development were not intended to be developed, as surely Beazer Homes would have originally done so, or marketed the plot prices accordingly. Moreover there is a grave concern that if planning is granted in this instance then it may set precedence within the Beazer Homes development for further proposals.

The design and access statement provided, states that it is 'to provide accommodation which has clearly been identified in demand in this location', supported by a written statement from a local

estate agent. Who may not be providing so impartially, as they may have a vested interest in the potential marketing of the proposed dwellings.

More importantly, it appears to contradict the data collated in the 'Newark & Sherwood Housing Needs, Market and Affordability Study', which actually states a surplus of 98-OFF 4+ Bedroom House Property Types. This data was used in recent months by the Planning & Building Control to refuse a proposed 4+ Bedroom House type in Coddington.

Access of, and parking for, the proposed dwelling is also of particular concern.

The hammerhead turning area, which also serves a dedicated emergency access point to the private road which connects Beaconsfield Drive to Beaconsfield Equestrian Centre, is used not only for vehicles reversing from No. 15 & No. 17, but also for the remainder of the residents of Yew Tree Way and their visitors during daytime, evenings, and weekends. Plus the waste management services, and delivery vehicles, which serve this area during the day-time hours.

Existing driveway access is often hampered due to Yew Tree Way residents already parking on the street, and is only made worse with visitor parking.

The majority of the properties on Yew Tree Way, use their garages as storage rooms, and driveways simply do not provision for the 3+ vehicles associated with families that occupy 4 bedroom dwellings, already leading to difficult manoeuvring, stress, and hazard.

The proposed dwellings will compound this to what is considered an un-acceptable level with the limited provisioned off-street parking proposed, this small cul-de-sac can not accommodate further on-street parking.

Moreover, the safety of the already high level of pedestrian traffic leaving or entering Yew Tree Way to access the footpath which runs along the private road leading to Beaconsfield Equestrian Centre and onward to the Nature Reserve, or toward the park area adjacent to the Thorpe Oaks development area will be at an increased risk of an accident with a motor vehicle given the aforementioned.

Furthermore, the suggested use of site contractors being situated outside the proposed plots is also unacceptable for the same reasons. Alternative access should have been considered for the site as part of the application.

There are also concerns over disruption to the road, and the finished surface, following the ongoing issues of works since the re-route of the foul drain, which serves Old Hall House. The facing bricks, roofing tiles, guttering to be used on the external elevations of the proposed dwellings is not referenced in terms or type, size, colour and texture match the corresponding materials of the adjacent dwellings. Nor does the appearance of the proposed dwellings offer a particular resemblance to the established dwellings of Yew Tree Way.

And finally, since there are bats, owls, and other nesting birds in the area, was a survey undertaken by English Nature prior to clearing the mature woodland, which has now formed the proposed building site. Once again, on behalf of the residents, I would like thank you for listening to the comments and objections we have raised, and we trust that they will be considered during your appraisal of the proposed planning application.