

**MINUTES OF A MEETING OF CODDINGTON PARISH COUNCIL**  
**held on 4 December 2014 at 7.00 pm in the Village Hall**

**Present:**

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

**Clerk:** Mrs Y Wellard

**Co.& Dist.Cllr** Maureen Dobson (*from 7:15pm*)

1. **Apologies for Absence.**

Apologies from Cllr Elliott were accepted.

2. **Declarations of Interest.**

Cllr Carver declared an interest in item 4 – application for a new dwelling at 15 Newark Road.

3. **Public Contribution.**

Mr Bob Pinfold explained the reasons for his application to construct a detached dwelling to the rear of 15 Newark Road. It was intended for his growing family to move into and for the existing cottage to be sold. A pre-application had been submitted for a larger house, but the current plans had been reduced in size and height as advised by the Planning Office. The new property would be accessed by a driveway from Newark Road, along the edge of the site.

4. **Planning application 14/02003/FUL**

Cllrs considered plans for the erection of a new detached house at 15 Newark Road against the criteria set out in SP3 of Newark and Sherwood's Core Strategy Document 2011. The following objections were raised:

- Non-compliance with an identified proven local need.
- A large scale house on a small site.
- Back-land development potentially causing disturbance and lack of privacy for neighbours.
- Viewed from the C208, the building would encroach on a designated open area.

Members were mindful of the need for consistency in planning decisions and compared the application with others which had recently been refused. Concerns were expressed that no new building was being allowed in Coddington because of Spatial Policy 3, and it was felt that a few one-off developments would bring new life to the village.

Cllrs voted by a majority of 6:2 to reject the application. (Cllr Carver abstained).

It was agreed that the **Clerk** would submit the comments and write a letter to the Planning Authority to convey the Parish Council's concerns that pre-planning advice given to the applicant had implied that the plans would be viewed favourably if the size of the building was reduced. The Clerk would also request a housing needs' survey for Coddington or a copy of any existing report.

5. **Planning application 14/01978/OUTM**

**Application to vary the outline planning permission for up to 3,150 new homes on land to the south of Newark .**

It was proposed that the development be divided into 3 phases instead of 4, and the Parish Council was asked to consider changes relating to Phase 1 for 1,000 new homes at the eastern section of the development. The following concerns were raised:

- The first phase of housing, prior to the construction of a relief road, would mean an increase in traffic through Balderton, with short cuts through Coddington, in order to by-pass town centre congestion.
- All routes from the site would exacerbate existing traffic problems.
- It was proposed to remove the requirement for a traffic assessment at each stage, despite Inspectors' recommendations for on-going assessments, including the effect on traffic through Coddington.

- A lack of any over-all strategic planning with regard to the combined effects of other large scale developments currently being considered.
- The proposal to remove the requirement for affordable housing to be included in Phase 1.

The **Chmn and Cllr Molloson** would draft a response to the District Council.

6. **14/01978/OUTM**

**Outline planning application for industrial/storage premises on land south of Newark.**

Again, **the** concerns related to the volume of traffic including HGVs which the units would generate, and the access design to and from the A1.

7. **NCC Public Consultation on School Parking Enforcement.**

**“School Keep Clear” markings outside Coddington School to be made legally enforceable.**

Cllrs noted the Orders to prohibit vehicles from stopping on the existing markings between 8am and 4:30pm, Monday to Friday, but agreed that it would do nothing to improve the parking congestion on Brownlow’s Hill. In order to be effective, the markings should be extended to the junction with Balderton Lane. The **Clerk** would submit the comments including a repeat of the Parish Council’s previous requests for parking bays to be provided on the C208.

8. **Matters for Immediate Note**

- a. It was reported that a number of trees had been felled on Balderton Lane. The **Clerk** would check whether permission had been obtained.
- b. Work to resolve drainage problems on Newark Road was due to start on 15 December.
- c. Cllr Dobson advised that a meeting with Andy Statham re the Community Centre was to be arranged for January.

The meeting closed at 7:55pm.