

MINUTES OF THE MEETING OF CODDINGTON PARISH COUNCIL
held on 4 February 2016 at 7:30 pm at Coddington Community Centre

Present:

Members: Cllrs Cox (Chairman), Allen, Armstrong, Carver, Gangel, Molloson,
O'Donnell, Parrett, Rowden-Allen.

Clerk: Mrs Y Wellard.

In Attendance: Co. Cllr Maureen Dobson, District Cllr Lee (briefly), 3 members of the public.

1. Apologies for Absence.

Apologies for absence were received from District Cllr Payne and from Cllr Lee who would be leaving early.

2. Declarations of Interest.

Cllr Allen declared an interest in item 7c on the agenda – NottsCC Local Minerals Plan consultation.

3. Public Contribution.

- Ms Niki Whitburn referred to her earlier letter which had been sent to NSDC, and asked whether there had been any progress with the Untidy Land Notice served on the field which lies between her property and Old Hall Gardens.
- Ms Nerissa McDonald explained that the fence which had been erected between her property and the paddock belonging to The Plough, was a temporary measure whilst a replacement hedge grew back. It was not related to the current planning application to change the field to a car park.

4. District and County Councillors.

- i. County Cllr Dobson reported a complaint from a resident of Chapel Lane that the scaffolding erected round The Plough was completely blocking the pavement, so that a motorised invalid scooter and pushchairs were unable to get past it safely. Cllr Dobson understood that no licence had been obtained from NottsCC and that the scaffolding had also encroached on a neighbouring property without permission.
- ii. No date had been set for a further public meeting on the Coddington footpaths. The Chairman drew attention to a sewage leak which was reported to STW on 29 January, alongside the track at Yew Tree Wood. STW had attended immediately, but were unable to access the site because of the locked gates. Concerns were expressed about access for other emergency services as there is no contact telephone number on the gate. Cllr Dobson advised that STW contact the landowner directly.
- iii. It had been agreed that bus service number 1 would revert to its old route after a 58 day period of notice. Cllrs who use the service said that the new route, via Northgate Station was now preferred, and Cllr Dobson agreed to take this information back to NottsCC.
- iv. Double parking at the bottom of Newark Road at school drop off and pick up times was causing a hazard. Cllr Dobson would refer this to NottsCC Highways.
- v. Cllr Lee confirmed that he had brought issues concerning The Plough to the attention of Planning Officers and had requested that the application be decided by the Planning Committee. Cllr Molloson expressed concerns that the District Council had been asked to consider the financial aspects of the proposals, and that if the financial statement was accepted by NSDC, it could over-ride SP3 criteria. Cllr Molloson had also been informed that since Highways had objected to the proposed car park because of unsafe access, an amended application had been submitted which included removal of the hedge alongside the C208. It was agreed that the Clerk should write to the Planning Officer to express the Parish Council's concerns about both matters, with a copy to Cllrs Payne and Lee. (Copy of submitted comments attached).
Cllr Lee left the meeting.

5. To receive and accept Minutes of the Parish Council Meeting held on 7 January 2015.

Proposed by Cllr Parrett, seconded by Cllr O'Donnell, the minutes of the 7 January meeting were approved, and signed by the Chmn.

6. Matters Arising from the Previous Minutes.

6/6.7 The smell was still evident in the Greenfields area, and Cllr O'Donnell reported stagnant water in the ditch which could be part of the problem. The Clerk would arrange a site meeting with Jeremy Hutchinson and contact STW to check the ditches and drains.

6.7 It appeared that a livery business / riding school was being conducted from the field behind Old Hall Gardens, but there had been no application for change of use. As Adrian Adams would be

leaving NSDC, the Clerk was asked to write to Richard Marshall for further information, and to arrange a site meeting with the Chmn. It was agreed that a letter should go to the RSPCA asking them to check on the condition of the horses as one had died in the field.

9d Proposed by Cllr O'Donnell, seconded by Cllr Molloson, it was agreed that an update on the Handyman's contract should be confidential. Discussion was moved to the end of the meeting and is minuted separately.

9f Cllr Gangel confirmed that he had the materials to renovate the noticeboards, and would do it as soon as the weather improved.

10b A further suggestion about the subsidence on the grassed area at the junction of Old Hall Gardens and Newark Road, was that large trees had been felled to create access when the houses were built, and the hollows left behind had deepened as the tree roots decayed. It was agreed to insert a marker to check any further subsidence.

10gi As there had been no answer from Adrian Adams re the use of the field next to The Homestead on Balderton Lane, the Clerk would write to Enforcement Officer Richard Marshall.

10gii Matt Duckworth (NCC) said that traffic counts had been done at the Community Centre in November 2012 and January 2014. Cllr O'Donnell recalled that another traffic count was going to be done following installation of the interactive speed sign. The Clerk/Cllr O'Donnell to check on this.

10giii It was confirmed that there were horse hoof marks on the Millennium Garden and at Wellgreen. The Clerk would write to all horse owners in the area.

10gvi Concerns about traffic hazards caused by the annual Christmas lights' display on Beckingham Road would be discussed at the September meeting.

7. Planning and Consultations.

a. Planning application NottsCC T/3330 – retention of temporary classroom at Coddington School.

There were no objections to the plans.

b. Planning Correspondence

The Clerk drew attention to an online petition calling on the Government to give parish and town councils the right to appeal planning decisions to the Planning Inspectorate. This can be accessed via [online petition to Parliament](#) (search planning). Cllrs again expressed concern that the Post Office Row application had not been considered by Committee. They would support the on-line petition individually.

c. Consultations.

- i. [NottsCC Local Minerals Plan](#) – It was agreed to move this item to the end of the agenda so that Cllr Allen could leave.
- ii. [NottsCC 2016 Validation of Planning Applications](#) – details had been previously circulated. There were no comments.

8. Finance.

a) To Receive and Accept the Accounts for January 2016.

Proposed by Cllr Molloson, seconded by Cllr O'Donnell, the January accounts were agreed and signed by the Chmn.

b) To Approve Expenditure at 4 February 2016.

Proposed by Cllr Gangel, seconded by Cllr Parrett, the following payments were approved

	£
Clerk's net salary (January)	341.84
Village Handyman (December/January)	167.50
Heartwood Treecare	210.00
NALC 2016 Subscription and magazines	234.63
CPRE subscription	36.00
Severn Trent Water (½ year)	20.06
D Armstrong – domain name renewal fee	7.05

c) 2016/17 Budget

As the mowing contract had been agreed after preparation of the proposed budget for 2016/17, the Clerk advised that the grass cutting budget could be reduced.

d) Donation to Coddington Scouts

The Parish Council received additional information from the Scout Leader on other sources of funding for the Scout Hall rewiring project, as the Council had requested.

Members recognised the importance of ensuring safety standards at the hall, and

RESOLVED unanimously, a proposal by Cllr Allen, seconded by Cllr Molloson to donate £500 to First Coddington Scouts to be used towards the cost of rewiring the Scout Hall.

Cllr Parrett declared an interest as a Trustee of the Scout Hall, and abstained from the discussion and vote.

9. Administration and Services.

a. Casual Vacancy.

NSDC had received no request for a poll, and the Parish Council could now co-opt a new member. The Clerk had received two written expressions of interest, and would post notices about the vacancy to allow further applications up until 15 February. Candidates would be invited to attend the March Parish Council meeting.

b. Coddington Community Centre.

i. Management Report: Cllr Armstrong would be acting Clerk to the Management Committee following the resignation of Miss G Powell. It was hoped that the new post could be combined with that of Treasurer, and would be advertised in the CVN as a voluntary post. A recent liaison meeting with the Chmn and Vice Chmn of the Parish Council had agreed a number of new procedural checks that would be put in place if the Parish Council took over ownership of the Centre.

ii. Cllrs had all seen NSDC's amendments to the Overage Deed, and agreed that there were still some concerns to be addressed regarding the length of the overage period, multiple payment of overage and clarity on VAT. It was proposed by Cllr O'Donnell, seconded by Cllr Carver and unanimously

RESOLVED that a response be sent to NSDC as follows:

- Overage Period.
The reduction to 40 years' overage is still not acceptable to the Parish Council. It is understood that 20 years is a more usual period for overage payments, and the Council would expect a further reduction to a duration of 20 years for multi-overage payments. 30 years would be acceptable, but only if the overage was limited to a single payment during that period.
- Clause 4.4 'written consent signed by NSDC or their conveyer'. Should this be 'NSDC or their successor'?
- Clause 7.2 - no amendment has been made to make it clear that VAT is not chargeable on any overage payment due to NSDC.

c. Annual Parish Meeting.

The Annual Parish Meeting will be held on Thursday 28 April at 7:30pm in the Village Hall. It was agreed that the meeting would be an open forum to allow members of the public to have an informal discussion around any concerns they have, or to voice ideas for improvements and future events in the village.

d. Queen's Birthday Celebrations.

Cllr Parrett reported on the Community Spirit's plans for a party at the Community Centre for the official birthday celebrations in June. There would also be a tea party at the Church. The Parish Council would organise the beacon lighting for the Queen's 90th birthday in April.

e. Disciplinary and Grievance Policies.

Copies of the newly drafted policies had been previously circulated and were approved without change. Copies will be available on the Parish Council pages of the village web site.

f. Review of Community Assets.

Community assets would be defined and included in the Open Spaces Survey being completed by Cllr Parrett and Mrs Jane Hedge for NSDC.

g. Mowing Contract.

Cllr Parrett was drafting an updated mowing contract which the Clerk would forward to Cllrs for approval at the next meeting.

h. Allotments.

As one tenant had requested a smaller plot, it was agreed to divide two plots into three and offer the other two to Coddington residents on the waiting list

i. Trees.

Heartwood Treecare advised that they would have to employ an outside contractor for traffic management at Page's Wood, which would be more costly. The Clerk would look for a tree specialist with traffic control qualifications.

The Clerk would liaise with Mrs Hedge on planting a commemorative Rowan tree as previously agreed for the Millennium Garden.

j. Devolution Agreement.

Several Cllrs had attended a presentation at Collingham on the Devolution Agreement. Cllr Dobson said that she would be discussing the Agreement with the NCC Chief Executive to highlight concerns over another layer of bureaucracy, and the lack of any advantages for Parish Councils.

The document can be downloaded at www.nottinghamcity.gov.uk/devolution

k. Reports from Elected Representatives

Coddington Trust Fund: The Clerk was asked to confirm when Mr Elliot's term of office was due to end.

Defibrillator: Cllr Gangel reported that the checks were being done regularly. There had been a slight problem of water ingress in the cabinet, but no damage was done. The manufacturer would be coming out to check it.

On a proposal from Cllr Gangel, Cllrs agreed to extend the meeting beyond 2130 in order to complete the agenda.

10 Correspondence.

LGBCE Review of County Divisions - Coddington Parish Council had submitted a compelling argument to LGBCE for the Parish to remain within the Collingham Division of Notts County Council. As a result, the LGBCE reversed their original recommendation for Coddington to become part of the Newark East Division, and agreed that it remain as part of the Collingham division. The Parish Council was grateful to Cllr O'Donnell for collecting statistics and drafting the submission, and to Cllr Armstrong for his help in presenting the maps.

NSDC Chairman's Charity Supper - Invitations to a supper at the Civil War Museum on 12 March in aid of Beaumont House Hospice and to a New Year celebration of Newark and Sherwood at St Mary's Church, Edwinstowe on 7 February were received.

Police and Crime Commissioner Elections – to be held in May

Veolia Recycling Centre – Invitation to have a 2 hour tour of the centre. The Clerk would try to arrange a visit for the afternoon of Tuesday 16 February.

Letter from the Cub Scout Leader – Mr Adrian Leggett was concerned about a litter bin on the railings next to the entrance of the Scout Hall which had not been emptied and was over-flowing with bags of dog excrement. The Clerk would contact NSDC (Andy Kirk) to request that the bin be moved further from the entrance as it was a potential health hazard for young people using the Scout Hall.

Cllr Allen left the meeting.

11. NottsCC Local Minerals Plan (Item 7c on the agenda)

Cllr Dobson gave an account of the committee meeting she attended on 4 January and the NCC full council meeting on 14 January where the Minerals Plan consultation proposals were discussed. Cllr Dobson said that reports produced relating to tonnage and traffic assessments were flawed and were to be reviewed. The next stage of the public consultation would start mid-February and run until 29 March, with the public examination some time in 2017. Cllr Dobson recommended that traffic should be the main issue to build the opposition case on. Very little Government money would be available for the major road improvements needed in the area. The effects on local amenities such as Newark Showground, Stapleford Woods and the sports field should also be flagged, and reference included to nearby gravel sites on the edge of Lincolnshire. Information was to be circulated in the Coddington Village News, and highlighted on the front cover, possibly with the use of colour. This would be followed by a letter to residents, to be drafted by Cllr Armstrong.

12. Matters for Immediate Note/Next Agenda/CVN/Website

- Cllr Armstrong informed the Council that the History Group wished to publish all CVNs on line, but he would ensure that all personal details were removed first.
- The next agenda would include the Minerals Plan consultation.
- Cars parking on the Millennium Garden and adjacent verges were destroying the grass and causing possible damage to a manhole cover. The Clerk was asked to request an extension of the wooden posts and also outside the Community Centre where there was the same problem.

The meeting closed at 2150hrs.

Appendix to agenda item 4v.

15/02253/15 The Plough, Coddington.

In light of new information, Coddington Parish Council wishes to make the following additional comments on the proposal to relocate the car park of The Plough, and build three houses on the site of the existing car park.

1. The Parish Council has been informed that the District Council has requested a financial statement from the applicant to provide evidence of why the housing development is necessary in order to finance the scheme, and that if the financial statement was accepted, it could over-ride criteria laid down in SP3 of the Development Plan. Can you confirm whether this information is accurate? Surely financial considerations cannot be allowed to invalidate innumerable planning policies set out in the Statutory Development Plan e.g. those relating to housing development, development in the countryside and adverse impact on residential amenities. There would be no guarantee if The Plough became unsustainable as a business, that financial support from the housing scheme would continue to be forthcoming.
2. NCC Highways has objected to the proposed new car park because of unsafe access, having a restricted line of sight to the west. We understand that an amended plan has been submitted to address this issue, which could mean complete removal of the hedge along the C208. It is suggested that the Conservation Officer might wish to reconsider his acceptance of the proposals in the light of this new requirement. Removal of the hedge would result in the view and setting of All Saints' Church, a Grade 1 Listed building, being across a car park and a recycling facility. The visual quality of the Conservation Area along this part of the C208 would also be severely diminished by the loss of the hedge which is an important landscape feature. It is also questioned whether removal of the hedge would actually result in a safe level of visibility bearing in mind the bend in the road to the west of the application site.