

**MINUTES OF THE EXTRA-ORDINARY MEETING OF CODDINGTON PARISH COUNCIL**  
**held on 21 July 2016 at 2:00pm in the Village Hall.**

**Present:**

**Members:** Cllrs Cox (Chairman), Allen, Armstrong, Gangel, Hedge, Molloson, O'Donnell.

**Clerk:** Mrs Y Wellard.

**In Attendance:** 6 members of the Parish.

**1. Apologies for Absence.**

Apologies for absence were received from Cllr Carver, Cllr Parrett, Cllr Rowden-Allen District Cllr Lee, Co. Cllr Dobson.

**2. Declarations of Interest.**

There were no declarations of interest from Parish Cllrs.

**3. Public Contribution.**

Attention was drawn to the latest revision of the planning application for the redevelopment of The Plough and erection of three new dwellings, re-siting the car park to the west of the proposed new houses with a single access from Beckingham Road serving the car park and the three houses.

Mr Mike Clark voiced his concerns that if the public house failed, and the new car park was no longer required, it would become a 'brown field site', available for further development on the north side of the C208. He questioned whether the car park would have very much use at this distance from The Plough.

There were doubts as to whether the village needed another pub, and it was suggested that conversion to residential premises would be more viable. Mr Clark felt that there were questions to be raised about the financial statement and also pointed out that a change of use from commercial to a residential property would mean a saving on VAT for the owners.

It was noted that an appeal had been submitted to the Planning Inspector on the original application to use the paddock to the south of the C208 as a car park and erect houses on the existing car park. Some of the residents present said that they, and others they had spoken to, had not been notified of the appeal. The Clerk would make Newark & Sherwood District Council aware of this.

**4. Planning.**

**a)16/00782/FUL The Plough**

i) A draft response had been previously circulated. It was agreed to add comments to include the effect on residents of the new houses, of patrons walking directly in front of them to and from the car park and the public house, and also concerns about creating a new 'brown field site' for potential future development. It was proposed by Cllr Gangel, seconded by Cllr Armstrong and unanimously agreed to submit the amended draft agreement. (Copy of the response attached – appendix 1)

ii) Cllrs discussed their response to the appeal which had been submitted on application 15/02253/FUL. The original grounds for refusal were the visibility splay of the C208 on exit from the car park, and the detrimental effects on amenities of the neighbouring houses. Cllr O'Donnell pointed out that the traffic survey commissioned by the appellants had been conducted on one Tuesday between 10am and 3pm during school term time, so the results were irrelevant to pub opening times. The survey should have been conducted over an extended period of time. The supporting letter from Anthony Northcate implied that the neighbouring property owner had agreed to cut back his boundary hedge to improve visibility for the car park access, but it was understood that there had been no such agreement. It was agreed that the Chairman, Vice Chairman, Cllr Molloson and Cllr Armstrong would draft a response of the additional comments, to be approved by full Council, for submission to the Planning Inspector. The appeal statement appeared dismissive of the effects on the amenities of local residents, and these issues would also be addressed in the Council's response.

**b) 16/00628/FUL Willowdene Gates.**

There were no objections to the amended design for timber gates and masonry pillars at the entrance to Willowdene.

**c) 16/01011/FUL Willowdene Windows.**

There were no objections to the proposed alterations to the swimming pool windows on the NE elevation and the replacement dormer window on the SW elevation.

**d) 14/00465/OUTM Fernwood.**

There were no objections to the proposed increase in the number of dwellings from 950 to 1050 to be built by Barratt Homes. The Parish Council confirmed its endorsement of the intention to close Hollowdyke Lane to traffic other than buses, as a measure to prevent further increase in the number of vehicles cutting through Coddington via Balderton Lane. The Clerk would seek clarification on whether farm vehicles would be allowed to use Hollowdyke Lane. It was proposed by Cllr Molloson, seconded by Cllr Armstrong and unanimously agreed that the draft response which had been previously circulated be submitted. (Copy attached – appendix 2)

**e) 16/00931/FUL Newark Motor Auctions Fencing.**

There were no objections to the proposed changes to fencing at the Newark Motor Auction site on Drove Lane.

**f) Planning Correspondence.**

Correspondence received from Newark & Sherwood DC concerning the importance of the five year housing land supply in making planning decisions had been previously circulated to all Councillors and is available for the public to view on the District Council's web site.

**5. Matters from the Previous Meeting.**

**a) Community Centre Leasing Agreement.**

i) It was proposed by Cllr Gangel, seconded by Cllr O'Donnell that clause 3.9.3 of the Community Centre Lease should be amended as follows:

*3.9.3 Residential use, sleeping and animals.*

*The Tenant must not use the property for residential purposes, or keep animals on it. Any regular hirer wishing to use the premises for occasional overnight accommodation must apply in writing to the Tenant. The application will be considered on an individual basis; the Tenant's decision will be final.*

The amendment was unanimously agreed.

ii) It was confirmed that the overage deed for the transfer of ownership had been signed by both parties, and all that was now required was a land registry search and registration with HMRC Land Registry. It was proposed by Cllr Armstrong, seconded by Cllr Gangel and agreed, that Larken & Co. be asked to complete this.

**b) Confirmation of bank balances at 30 June.**

Cllr Armstrong confirmed that he had checked the bank statements, and the balances for 30 June were as stated in the June cash book.

**c) Village Handyman.**

It was confirmed that Mr James Norris had been appointed to the post, subject to review at the end of the agreed 6 month probationary period.

**d) Removal of Copper Beech.**

Two quotes had been received for the complete removal of the fallen tree at Old Hall Gardens. Proposed by Cllr Gangel, seconded by Cllr Armstrong, it was agreed to ask Mr Doug Lyne to carry out the work, which would include levelling off the broken stump. The Clerk would liaise with Mr Andrew Clifford and Mr Lyne about depositing the wood chippings at Page's Wood for ground cover.

**e) Allotments**

i) The Clerk confirmed that that the tenant of plot 5a had been given notice to leave the allotment from 31<sup>st</sup> July. There had been no response to the letter.

ii) Cllr Hedge would carry out another inspection and notify the Clerk which tenants should be sent a reminder about keeping their plot in good order. Mrs George had asked for a reduction in the size of her plot, and the Allotment Group would look at this. The Clerk advised that there were no village residents on the waiting list, but several from outside the village who, it was agreed, could now be contacted.

iii) It was agreed to ask Mr Doug Lyne to mow the allotment paths and to remove the pile of stones near the gate. These could be taken to Page's Wood to fill in ruts made by tractors. He would also be asked to cut the hedges at the appropriate time to avoid disturbing birds' nests.

**6. Correspondence.**

The Clerk tabled a letter from Newark Sure Start Children's Centres, requesting that the Children's Centre Co-ordinator be invited to regularly attend Parish Council meetings so that Members could challenge the Centre on its performance. It was agreed that rather than a regular attendance, the Centre should send a copy of its report to the Clerk for information, and the Co-ordinator could be invited to attend a meeting if there was anything that Members wanted to ask about the data.

**7. Matters for Immediate Attention or the Next Agenda.**

i) A request from All Saints' PCC for the Parish Council to include a fund raising letter with the delivery of the December CVN. It was agreed that this could be done.

ii) The grass verge was encroaching on the footway between Willowdene and the roundabout so that it was too narrow in places for a pram to be easily pushed. The Clerk would notify the County Council of the problem.

iii) Cllr Armstrong had reported overgrown hedges obscuring road signs on the A17 to Highways several weeks ago but had no response. The Clerk would draw this to their attention again.

iv) A review of the Allotment Tenancy Agreement to be included on the next agenda.

**8. Date of the Next Parish Council Meeting.**

The Parish Council would next meet on Thursday 1 September at 7:30pm at the Community Centre.

The meeting closed at 3:30pm.

## **Appendix 1 Planning Application No.16/00782/FUL**

### **The Plough, Coddington – Proposed Amended Development**

The Coddington Parish Council objects to this application and the amendment thereto, on the following grounds:

#### **Countryside and Conservation Policies**

1. The proposed ribbon development of housing on the northern side of the C208 represents an unwarranted intrusion into the open countryside and the setting of the Conservation Area. It is therefore contrary to the relevant, statutory policies of the Development Plan.

#### **Residential Amenity**

2. It is the Coddington Parish Council's opinion that the proposed houses would cause a loss of privacy to the existing dwellings to the north, and would result in noise and disturbance detrimental to the inhabitants of the existing dwellings. The new dwellings themselves would suffer severely detrimental effects in terms of noise and loss of privacy from patrons walking in front of them on the way to and from the public house and car park. Furthermore, if the public house were to fail, the applicants could well apply for permission for development on the new car park as a 'brown field' site. This element of the application is therefore contrary to the relevant statutory Development Plan policies in relation to residential amenity.

#### **Policy SP3**

3. It is noted with considerable interest that in the Business Manager's report to Committee of 5 July 2016, he states:-
  - a) The District Council attaches weight to its current Development Plan policies.
  - b) The local need criterion in Policy SP3 stands and it is relevant to assess this application against that criterion.
  - c) No local need has been identified specific to Coddington. The local need identified in the much wider Newark and Rural South Area, within which Coddington lies, is for 2 and 3 bedroom dwellings. The application proposes one 4 bedroom house and two 3 bedroom houses. It is therefore the Business Manager's view that the application would not address an identified local need and would not comply with Policy SP3. The Coddington Parish Council would add in respect of this finding, that permission has recently been granted to the applicant for 3 modest dwellings within the village, and one additional dwelling is proposed in the Public House renovation. Another developer is shortly to commence on an extant permission for some 8 bungalows also in the village. Thus, some 12 dwellings, which could be seen as meeting any perceived local need, are already to be provided in the relatively small village of Coddington, even further reducing any justification for the dwellings proposed to the north of the C208.
  - d) On the basis of the above findings by the District Council, the issue is therefore whether the erection of three dwellings is justified as an exception to Policy SP3 to finance the renovation of the public house.

#### **Viability Assessment**

4. It is erroneously stated in the Business Manager's report that the Coddington Parish Council '*claimed*' that a local resident had '*allegedly*' made an offer to buy land immediately to the west of the paddock. Firstly, the land is NOT to the west of the paddock but IS the paddock. The words '*claimed*' and '*allegedly*' are pejorative and incorrect. A firm offer to purchase the paddock was made in March 2016 by Mr M Clark. With his permission, a copy of his letter to the applicants and of a letter to the District Council confirming the offer are attached. Mr Clark has received no response from the applicants.
5. It will be noted that the offer is £52,500. In addition, if the dwellings were not built on the existing car park there would be no need to build a new car park saving some £50,000. On this basis about £100,000 would be available for the renovation of the public house. This possibility has been arbitrarily dismissed by the council and ignored by the applicants, and no viability assessment has been carried out on the basis of this proposition. The Coddington Parish Council submits that there is a viable alternative to the proposed development of the three dwellings which would avoid the conflict identified with statutory Development Plan policies, notably Policy SP3.

#### **Conclusion**

6. The proposed housing development on the north side of the C208 is contrary to the Development Plan. There is no financial justification for overriding Policy SP3, a viable alternative existing in the form of the offer of purchase of the paddock.
7. If, despite these substantial objections, the District Council is minded to approve this amended application, the Coddington Parish Council urges that any permission be subject to a condition requiring the implementation of the development to conform to the applicants' proposed phasing, i.e. the renovation of the public house be carried out before any other development is commenced

*(Note for The Business Manager: It would be of considerable assistance in referencing documents if the pages and paragraphs could be numbered in reports.)*

CPC 21 July 2016

## **Appendix 2**

### **ADDITIONAL CODDINGTON PARISH COUNCIL COMMENT – LAND AT FERNWOOD SOUTH**

Coddington Parish Council (CPC) supports the Proposal for Fernwood South but has studied with particular interest the accompanying Transport Assessment (TA) (Appendix 6.1). It is a matter of record that CPC has regularly raised concerns, since the 2010/11 Growth Point consultation, regarding the use of the C83 (Balderton Lane) as a “rat-run” between Balderton/Fernwood, via Coddington, and the A1, A17 and A46; CPC engaged its own consultants to study the issue. The use of Hollowdyke Lane, Fernwood, as an entry/exit point for the C83 was always a leading concern. CPC is therefore pleased to note that the TA, in considering Hollowdyke Lane, has chosen (para 6.64) not to vary the related proposal contained in the 2014 Fernwood North (Barratt/David Wilson Homes) application. That proposal makes provision to convert the northern end of Hollowdyke Lane to a ‘bus-only’ link-up to Coddington Road in Balderton, as part of the development’s sustainable transport package.

CPC had noted in the Newark Advertiser (19 May 2016) the reported concerns of Fernwood Parish Council, in relation to the current consultation, with regard to the restricted use of the Hollowdyke Lane/C83 entry-exit in the event of accidents on the B6326 (A1(T) Overbridge). Those concerns are now being reiterated in a letter arising from a traffic meeting attended by representatives of Balderton, Coddington, Fernwood and Claypole Parish Councils. Whilst Coddington PC is fully in agreement with the need for improved local traffic infrastructure to be addressed, it does not wish to be included as a named collaborator in that letter. Coddington village has already experienced a substantial increase in traffic on its roads, arising from the C83 route and the growth of Fernwood. The continued growth-associated open use of the Hollowdyke Lane/C83 junction would only serve to exacerbate these conditions, damaging the living environment of residents, creating congestion for all road users, and causing danger, particularly to children and parents entering and leaving Coddington School. Proposed mitigation measures for the A1(T) Overbridge include its widening by the addition of a second north-bound lane. This, alone, should help prevent a road blockage at this point. We suggest, however, that contingency measures for that possible event should include the capability of the emergency services to override, temporarily, any barrier operation on the remodelled northern Hollowdyke Lane entry/exit; this strategy would maintain the routine day-to-day integrity of the bus-only link.