

MINUTES OF AN EXTRA-ORDINARY MEETING OF CODDINGTON PARISH COUNCIL
held on 23 November 2016 at 8:00pm 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 public.

1. Apologies for Absence.

Apologies for absence were received from Cllr Carver, Cllr Rowden-Allen, County Cllr Dobson, District Cllr Payne and District Cllr Lee.

2. Declarations of Interest.

There were no declarations of interest from Cllrs.

3. Public Contribution.

a) Residents living in the immediate vicinity of The Plough attended the meeting to express concerns about the application for licensing and opening hours for the premises as too late and inappropriate for a village pub surrounded by residential properties. Noise in the street and lights from the car park would inevitably cause a disturbance when turning out time could be as late as 1:30am. It was felt that The Plough should not be open later than the Inn on the Green and other public houses in the area which close at 11:00pm.

b) A resident of Brownlow's Hill highlighted concerns relating to the plans for two new houses next to the school. There had been problems with drainage in that area, and the ash tree which was to be retained on the site was decaying at the centre. A major branch had already come down and others were over-hanging the school premises.

4. The Plough Inn.

a) New Premise Application.

Cllrs agreed that the proposed licensing and opening hours were inappropriate for a village pub surrounded by residential properties and opening times should be kept in line with other licensed premises in the area.

Proposed by Cllr Gangel, seconded by Cllr Molloson, it was unanimously agreed that the licensing and opening hours of The Plough should be in line with the opening times of The Inn on the Green, and that amplified music should not be audible at the façade of any adjoining properties.

b) 16/00782/FUL Planning Appeal.

The Applicants had submitted an appeal against the District Council's refusal of the second planning application siting the car park on the north side of the C208, and written representation was invited by the Planning Inspector.

It was proposed by Cllr Molloson, seconded by Cllr Armstrong and unanimously agreed that the Parish Council would withdraw its objections to the second application, but with the condition attached that permission for a car park on the south side of the C208 be rescinded.

c) 15/02253/FUL Discharge of Conditions.

Condition 10 (approval of schedule of repairs and renovations) had not yet been discharged, but some Cllrs were concerned that deliveries they had observed indicated that internal renovations were underway.

Proposed by Cllr Molloson, seconded by Cllr Gangel it was agreed to write to the Case Officer Clare Walker, requesting an update on the discharge of conditions, and a visit to the premises by a planning officer to check compliance. *(Cllr Allen abstained from the vote)*

5. Planning Application 16/01840/FUL – Erection of two houses, Brownlow’s Hill.

Cllrs understood that NSDC’s Five Year Housing Delivery Plan had been achieved, and therefore SP3 of the Local Development Plan should be the reference point for planning decisions. Concerns were raised about safety as the site is next to pedestrian access to the school and to the bus stop, and the line of sight for cars leaving the premises would be obscured by the new houses on the edge of the public footway.

It was proposed by Cllr Molloson, seconded by Cllr O’Donnell and agreed by a majority of 6:1 to recommend refusal of the application on the grounds of SP3 as there is no proven need, consent having already been given for a number of new dwellings in the village, and because of the adverse effect on surroundings due to loss of trees and public safety.

The Clerk would contact Lee Robinson at NSDC asking him to check the condition of the ash tree overhanging the school grounds.

6. Community Infrastructure Levy Consultation.

Answers to the consultation questions drafted by the Chairman and Clerk had been previously circulated. These were unanimously agreed for submission with no amendments.

7. Matters for Immediate Attention and the Next Agenda.

a) Further amendments had been made to the Allotment Holders’ Agreement. The Clerk had checked with Hilary Gibbins at NALC who was not aware of any problem with the wording of the model Allotment Tenancy Agreement, but nevertheless, Cllrs agreed that all references to tenancy should be removed from the Coddington Allotment Agreement as advised by Cllr Payne. The Clerk would type out the revised agreement in full and circulate to members for approval at the January meeting.

b) Cllr Cox and Cllr Parrett had attended a meeting at Greenfields with the Manager Philip Arden and Environmental Health Officer Philip Doughty to discuss the ongoing problems of sewage smells. Independently, Mr Brian Marsh of Old Hall Gardens had written to the Environment Agency who immediately contacted the care home. They confirmed that there had been a problem with the sewage treatment plant, but this had hopefully been resolved and the Agency was advising them on a regular inspection and maintenance programme to identify potential problems in the future. It was agreed that the Clerk would thank Mr Marsh for his help and take on future communications with Ian Firkin at the Environment Agency on behalf of the Parish Council.

8. Date of the Next Meeting.

The next Parish Council meeting would be on Thursday 5 January 2017 at 7:30pm in the Community Centre.

Cllrs were reminded of the precept meeting in the Village Hall, Thursday 1 December at 3:00pm.

The meeting closed at 9:15pm