

CODDINGTON PARISH COUNCIL

Minutes of an extra-ordinary meeting of Coddington Parish Council held on Thursday 25 January 2018 at 7:00pm in the Village Hall to consider the planning application submitted by Newark & Sherwood Homes for the construction of four bungalows on the site of the Parkes Close and Thorpe Close garages. Ref: 17/02294/FUL

Present:

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

Clerk: Mrs Y Wellard.

In Attendance: District Cllr Lee, 29 members of the public.

1. Apologies for absence.

Apologies for absence were received from Cllr Hamilton and County Cllr Dobson.

2. Declarations of Interest.

There were no declarations of interest by members of the Council.

3. Public Contribution.

Residents of the Morgan's Close estate voiced their objections to the planning application submitted by Newark and Sherwood Homes for the demolition of the Thorpe Close and Parkes Close garages and the erection of 4 new dwellings on the sites.

Residents' concerns covered the following issues:

Parking

- The loss of 20 garages and additional spaces would force more cars to park on the roadside, which already causes access problems by cars parked on both sides of the roads.
- Examples were given of disabled residents who need to have a car close by and currently have use of a garage, but who would not then be guaranteed a parking space.
- It was pointed out that whilst garage tenants would be forced to find somewhere to park on the road, which could be some distance from their house, the new homes would be allocated two parking spaces alongside each house.

Bus Service

- Many elderly residents are dependent on the bus service driving around the estate so that they do not have to walk any distance. Even with the recent introduction of double yellow lines at the road junctions, bus drivers are still experiencing problems, weaving in and out of parked cars and often having to mount the pavement to get through.
- There were fears that if even more cars were forced to park on the road, it would become impossible for buses to use the route and the service would be withdrawn, leaving some residents isolated.

Safety and Security

- Residents whose properties are adjacent to the proposed development site were concerned about their boundaries, what type of fencing, if any, would replace the existing garage walls which were to be demolished. Who would be responsible for ensuring that gardens remained secure areas with adequate fencing for children and dogs throughout construction and afterwards?
- With increased traffic and more cars parked on the roads and pavements, there were concerns for the safety of children playing and crossing roads, particularly during construction work.
- Some car owners would be reluctant to park their vehicle on the road where it would be vulnerable to damage.
- If the current Parkes Close garages' access was closed off, what would this dead-end space be used for?

Drainage

- There is a problem with flooding on Thorpe Close after rain. The drains are inadequate to cope with existing houses. Drains have been cleaned and diggers brought in to clear the dyke, but it has made no difference.
- Additional housing would add to the problems of water-logged gardens and standing water.

Lack of Communication and Consultation

- Communication from Newark & Sherwood Homes has been confusing. Some garage tenants have already been told to clear their garages, prior to a decision being taken on the planning application.
- A recent letter sent out to residents referred to a previous letter which no-one had received.
- Some Coddington residents have been offered alternative garages in Newark, which is of no use to them.
- Residents' request for a meeting with NSDC officers to answer questions was declined.

Alternative Suggestions

- Part of the open space at the end of Morgan's Close could be used for 4 bungalows, still leaving a large area for recreation and the children's play area, without affecting existing residents and with minimum disruption.
- Houses could be built on the garage sites in Newark that are being offered to Coddington residents.

Members of the public present at the meeting, on a show of hands, unanimously opposed the plans.

4. District Councillor.

Cllr Lee responded to some of the points raised:

- There is a shortage of social housing across the district and NSDC is looking at any land under its ownership that could be used, particularly all garage sites.
- NSDC would not want to set a precedent of building on designated open spaces.
- NCC Highways will be consulted on access and the Drainage Board on whether the drainage is adequate for more houses.
- It may be that dropped kerbs will be installed to provide off-road parking in front gardens.
- Every member of a household affected by the development has the right to submit an objection.

5. Parish Council.

- The Chmn informed the meeting that having listened to the views of residents, Parish Councillors would reserve their discussion and vote until the next meeting on 1 February.
- Cllr Molloson requested that Cllr Lee provide a breakdown from NSDC of housing need in Coddington and also information on how the garages were being used. As the bungalows were not appropriate for families, had the need for more housing for the elderly in Coddington been demonstrated?
- Cllr Molloson expressed the view that cramming a development into this confined space would be to the detriment of everyone, and whilst the village values its green spaces, the area at the end of Morgan's Close is large enough to provide housing and retain plenty of open space.
- The Chmn urged everyone to submit their objections individually so that NSDC was aware of residents' strength of feeling.

6. Matters for immediate note or the next agenda.

There were no further matters arising.

6. Date of the next Parish Council Meeting:

Thursday 1 February 2018 at 7:30pm in the Community Centre.

The meeting closed at 8:00pm