

MINUTES OF THE MEETING OF CODDINGTON PARISH COUNCIL
held on 1 March 2018 at 7:30 pm at Coddington Community Centre

Present:

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

Clerk: Mrs Y Wellard.

1. Apologies for Absence.

Apologies for absence were received from Cllr Molloson, Cllr Parrett, Cllr Hamilton, Co. Cllr Dobson and Dist. Cllr Lee.

2. Declarations of Interest.

There were no declarations of interest.

3. Public Contribution.

There were no members of the public present.

4. District and County Councillors.

The Chairman highlighted the following issues for the attention of the District and County Cllrs:

- Re-location of the recycling bins. (Cllr Lee)
- Standing water on the C208, leaks from the church yard on to Main Street and at the alms houses to be investigated. (Cllr Dobson)

5. Approval of Minutes of the February 2018 Parish Council Meetings.

Proposed as correct by Cllr Rowden-Allen, seconded by Cllr Armstrong, the minutes of the Parish Council meeting held on 1 February 2018 were agreed.

The minutes of the extra-ordinary meeting held on 21 February 2018 were proposed as correct by Cllr Gangel, seconded by Cllr Armstrong and approved.

6. Matters Arising from Previous Minutes.

i) **2 Nov 2017** The Chairman advised Members that a parish council could not submit a complaint about a district council to the Local Government Ombudsman. Only complaints from individuals could be considered.

ii) **1 Feb 2018**

7/7d: The retrospective planning application for 24 Post Office Row had now been submitted but not yet validated by the planning department.

8d: There had been no further correspondence from Post Office Ltd about a temporary post office service. The Clerk had contacted them again for an update.

10a: The new sign for the Community Centre was on order. The hedge at the back of the Centre is on the Community Centre's side of the fence and will be included in the future hedge cutting schedule.

7. Planning and Consultations.

a. Land at the junction of Beckingham Road and Brownlow's Hill. 18/00168/FUL

The application for three dwellings on the site of the Brownlow's Hill garages would be considered at the April Planning Committee meeting. Cllr Cox would attend on behalf of the Parish Council. A visit by the Newark Advertiser to photograph the site had been postponed due to snow and would be re-arranged prior to the planning meeting.

b. Thorpe Close demolition of garages for a development of four bungalows. 17/02294/FUL

Due to the short time scale for submissions, the Planning Committee had deferred a decision until the March committee meeting. The Chairman and Vice Chairman planned to visit houses on the Morgan's Close estate to find out how many garages were used by local residents.

Cllrs noted a report in the Newark Advertiser on comments made by the District Council leader, Cllr Roger Blaney that more use should be made of green spaces for housing.

It was agreed to send copies of all the Parish Council's objections to the Newark Advertiser, Matt Lamb (NSDC), Matthew Norton (NSDC), Cllr Dobson and Cllr Lee.

8. Finance.

a. To receive and accept accounts for February 2018.

Proposed by Cllr Rowden-Allen, seconded by Cllr O'Donnell, the cash book entries for February were approved and signed by the Chmn.

b. Approval of Expenditure at 1 March 2018.

The following payments were tabled for approval:

Clerk's salary, February	384.28
HMRC – PAYE October – March	206.40
Admin expenses January - March	57.81
Handyman's salary and expenses, February	153.50
Hire of Community Centre January - March	56.00
Hire of Village Hall April - March	64.00
Willsons – March CVN printing	365.00
D Armstrong – domain renewal and land registry search	10.25
Community Centre buildings insurance	1,125.06
Community Centre car park sweep	72.00
Community Centre dyke clearance	100.00*

Proposed by Cllr Gangel, seconded by Cllr Allen, the payments were approved.

*Cllrs noted that the school had agreed to pay 50% (£50) of the cost of clearing the shared dyke.

c. Payments for small maintenance jobs.

As there were a number of tasks to be done around the village, there was a proposal to engage a local handyman for this.

Cllr Hedge declared a relationship interest and left the room.

The work to be done included the installation of a new seat on the C208 and the repair and relocation of the old seat at Page's Wood, erecting a new post and dog waste bin at Thorpe Oaks playing field and the repair of the Page's Wood sign. It was proposed by Cllr Gangel, seconded by Cllr Rowden-Allen and agreed that Mr Stuart Hickling be asked to price these jobs.

Cllr Hedge returned to the meeting.

9. Administration.

a. Coddington Community Centre.

- i) The Community Centre / Parish Council liaison meeting had been postponed until later this month.
- ii) The car park had been cleaned and the dyke between the Centre and the school cleared of debris.
- iii) The C.C.Chairman reported plans by the Trustees to hold a summer fete at the Centre this year.

b. Allotments.

- i) The Allotment Group had started to measure the plots and reported that the holders of 5b and 5c were happy with the changes to their allotment boundaries.
- ii) An informal meeting with allotment holders had been arranged by the Allotment Group on 7th March at Wellgreen for an exchange of information.
- iii) Cllrs agreed to a proposal by Cllr Allen that Doug Lyne be asked to add the top grass path at the allotments to his mowing schedule.

c. Footpaths and Open Spaces.

- i) Cllrs noted that Footpath 1 had been closed. The Clerk would make enquiries from the RoW team.
- ii) Photographs of mud from the field entrance spreading on to the pavement and road at Old Hall Gardens had been previously circulated following complaints from residents. Cllr Armstrong was still trying to establish ownership of the entrance from Land Registry. A new shelter has appeared on the field, and the Clerk will check whether consent has been given by the Enforcement Officer. The red storage container is still on the field without consent. The Clerk will get confirmation of its status.
- iii) Horses' hoof marks had been noticed on the footpath at Beaconfield and near the new foot bridge. The Clerk was asked to check footpath regulations.

d. Trees.

- i) The Chairman and Vice Chairman had met with Lee Robinson (NSDC) to raise concerns about the number of trees being felled and the lack of response to the Parish Council's request for TPOs. Mr Robinson gave assurances that the only trees felled were either dead or diseased and agreed that his department would be willing to consider recommendations from the Parish Council for up to 6 new protection orders a year. He will be providing a guide to tree inspection and would consider the Parish Council taking on the role of monitoring the re-planting of trees where this had been made a condition. He advised that trees on council-owned land (district or county) did not need protection orders as they were protected by the council's responsible ownership.
- ii) The report by Nick Eason (NSDC) on trees behind Penswick Grove had not yet been received.

e. Reports from Elected Representatives.

- i) Cllr Gangel reported that the pads on the defibrillator had been replaced by CHT and that there were clear instructions on the cabinet on how to access the equipment inside.
- ii) Cllr Rowden-Allen reported an increase in the number of followers on the Parish Council Facebook page, with a lot of interest in the District Council's planning applications to build on garage sites in the village.
- iii) The new speed gun was now operational and would be in use in the coming week. A new report form had been drafted, and Cllr Gangel would forward a copy to the Clerk for filing.

10. Correspondence.

There were no items of correspondence.

11. Matters of Immediate Note and the Next Agenda.

No further matters were raised.

13. Date of the Next Meeting.

The next Parish Council meeting will be held on Thursday 5 April 2018 at 7:30pm in the Community Centre.

The Annual Parish Meeting will be on Thursday 12 April at 7:30pm in the Village Hall.

The meeting closed at 9:10pm

Coddington Parish Council **objects** to planning application No.17/02294/FUL on the following grounds:

1. Statutory Planning Policy:

No reference is made in the Application to statutory planning policy, i.e. the Core Strategy. The only basis for the application is a letter from the Chief Executive of Newark and Sherwood Homes to 'a clear and demonstrable need for housing' This was amplified by Councillor Lee as being the requirement for 3000 additional dwellings to meet the 5 year supply for the District as a whole. The application does not address the requirements of Policy SP3 of the Core Strategy which requires that the Applicant demonstrate an '*identified, proven, local need*'. Policy SP3 in the Amended Core Strategy reiterates this requirement with the added condition that the development be shown to support local facilities. The application fails to comply with statutory planning policy, relying on a generalisation which may or may not have implications for Coddington.

2. Site Specific Objections:

Bearing in mind the number of 'affordable' dwellings already built or granted planning permission and yet to be built in Coddington, the Parish Council questions whether a need for any further housing of this nature in the village is required. It also questions whether this village location with very limited public transport and diminishing facilities, (the post office closes on 31 January 2018), is the right place to provide further housing for people who will need access to work and everyday facilities. Just because the site is in the applicant's ownership and even if it were to be demonstrated that there is an identified, proven local need for housing in Coddington, it is considered that this site is unsuitable for such development for a number of planning reasons.

2a)Loss of Garaging for Existing Residents:

Referring to Policy SP3, Bullet Point 4, '*Impact*', requires that any development should not have a detrimental impact on the amenities of local people, nor have an undue impact on local infrastructure. It is difficult to conceive of a proposal which would have a more adverse impact on local residents. It would deprive the residents, many of them elderly, of secure, garaging in a village with a very limited bus service, a car is an essential not a luxury. This is emphasised by the recent closure of Coddington Post Office, due to ill health, not lack of support. Anyone working unsocial hours, such as nurses, are similarly adversely affected. Loss of garaging in an urban area may be an inconvenience, but with frequent public transport and facilities, often within walking distance, it does not have the very severe impact as in a village community. It is ironic that the application proposes the provision of off-street parking for the new dwellings whilst depriving existing residents of their long cherished garaging.

2b)Adverse Impact on Local Infrastructure:

A direct result of the loss of the garages would be a marked increase in on-street parking. Such parking is a considerable problem on this estate leading to the recent provision of double yellow lines at road junctions. Whilst this has improved the situation to an extent, problems due to constricted road width are still experienced. The problem would only be exacerbated by throwing more vehicles onto the carriageways raising concerns about access for emergency vehicles and possibly the bus where improvements have only recently been achieved. Presumably in recognition of these problems, a suggestion has been made to residents that they provide dropped kerbs to allow them to drive their vehicles onto their front gardens. Apart from the very detrimental effect this would have on what is a well maintained and attractive estate, why should existing residents be required to sacrifice their gardens and their living environment to facilitate an inappropriate and over-intensive proposal?

The Parish Council **objects** to the application on the basis of its adverse effect on the infrastructure and the amenities of local residents, contrary to Bullet Point 4 of Policy SP3.

2c) Over Intensive and Inappropriate Development:

Because of the constricted nature of the site the proposed dwellings have grossly inadequate private open space, particularly the two proposed to the rear of numbers 9 and 11 Parkes Close. All of the proposed dwellings would suffer from a lack of privacy due to overlooking by the two-storey dwellings on Parkes Close. The existing properties on both sides of the site will suffer a loss of privacy and security which they presently enjoy due to the substantial boundary definitions provided by the existing garages. This is a classic example of over-intensive development and is clearly in conflict with Policies DM5 and 6 of the District Council's own Allocations and Development Management DPD which require the protection of privacy and the provision of an adequate standard of amenity.

2d) Disturbance and Potential Danger to Existing Residents during Construction:

The constricted and confined character of the site means that there would be very high levels of disturbance and pollution of the environment from dust for existing residents during clearance of the site and the construction of the new properties. This is an unacceptable price to pay by existing residents for what is an opportunist proposal which would result in a very severe diminution of the living environment for an extended period. Concern must also be expressed about potential danger to existing residents from the movement of construction vehicles. Both site entrances run between the gardens of existing dwellings, some with open frontages. The danger to children and the elderly is obvious.

2e) There is a history of inadequate surface water drainage and consequential flooding in the whole of the area surrounding and including the Application site. This recurrent problem appears not to be raised in the Applicant's Agents' desktop supporting statement. Attempts have been made to resolve these problems in the past but to little avail. The proposed development could only increase this problem unless substantial investment was to be forthcoming for its resolution.

3. Conclusions:

The Coddington Parish Council **objects** to the application on the grounds set out above. It is worthy of note that at a special meeting called on 25 January 2018 by the Parish Council to ascertain residents views, 29 members of the public attended and voted unanimously to oppose the application. The views of the villagers are reflected in the Parish Council's objections.