

CODDINGTON PARISH COUNCIL

Minutes of an extra-ordinary meeting of Coddington Parish Council held on Wednesday 21 February 2018 at 6:00pm in the Village Hall to consider the planning application submitted by Newark & Sherwood Homes for the construction of three dwellings at the junction of Beckingham Road and Brownlow's Hill. Ref: 18/00168/FUL

Present:

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

Clerk: Mrs Y Wellard.

In Attendance: County Cllr Dobson, District Cllr Lee, 11 members of the public.

1. Apologies for absence.

Apologies for absence were received from Cllr Rowden-Allen.

2. Declarations of Interest.

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

3. Public Contribution.

The following concerns and objections were raised by residents:

- Traffic congestion is already a problem on Brownlow's Hill due to the volume of vehicles using the village as a cut-through, school traffic and parked cars.
- The development would take up a large chunk of the Conservation Area.
- Loss of trees and green open space.
- Two parking spaces for each of the proposed new houses with no turning area would mean dangerous manoeuvres of cars reversing in and out.
- Loss of car parking space for school staff would mean additional road-side parking.
- Would set a precedent for building on more open spaces.
- The planning application makes no reference to the location of the school directly opposite the site.
- The site was originally designated as a play area.

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

4. County and District Councillors.

Cllr Dobson was critical of the District Council's blanket approach to building on all garage sites with no site-specific considerations. The County Council had only just created legally enforceable parking restrictions outside the school for the safety of children, which would be undermined by building houses directly opposite the school. The area proposed for development is designated as open space in the Core Strategy Plan, and part of the land and the trees at the junction are owned by the County Council.

Cllr Lee pointed out that the site of the proposed development was the only green space for children to play without crossing the busy C208, and the space should therefore be protected.

5. Parish Council.

Members of the Parish Council were unanimous in their objections to the application with the following observations:

- The application refers to a brownfield site, but only part of the proposed site is taken up by garages and forecourt, the rest is green open space.
- The design and access statement refers only to SP8 with no reference to the Conservation Area.
- It would exacerbate existing problems caused by parked cars, impacting on the school, the bus service and safety of children.
- Loss of space and impact on the Conservation Area.
- Road safety – cars reversing out of driveways.
- Loss of trees and open space detrimental to the character of the village.
- Poor design of the proposed houses.

By a show of hands, Councillors voted unanimously to reject the application. The draft response to NSDC prepared by the Planning Group and previously circulated to Cllrs was agreed.

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 March 2018 at 7:30pm in the Community Centre.

The meeting closed at 7:00pm