

CODDINGTON PARISH COUNCIL

Minutes of an extra-ordinary meeting of Coddington Parish Council held on Friday 23 March 2018 at 6:00pm in the Community Centre.

Present:

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

Clerk: Mrs Y Wellard.

In Attendance: County Cllr Dobson, District Cllr Lee, 2 members of the public.

1. Apologies for absence.

There were no apologies for absence.

2. Declarations of Interest.

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

3. Public Contribution.

Residents of Ross Close raised the following concerns about the proposed plans by NSDC to demolish 7 garages on Thorpe Close and replace them with a three-bedroomed bungalow:

- Loss of garages and car parking for local residents.
- Lack of privacy and security.
- The proposed bungalow appears to encroach on the garden of a privately owned house.
- Lack of communication with residents.

The Chairman had previously met with residents living either side of the garages' access road who had demonstrated that they would not be able to manoeuvre vehicles in and out of their driveways if the bungalow was built. It was noted that the Planning Officer had declined the Parish Council's request for a site visit to see the problem.

4. County and District Councillors.

Cllr Dobson reported that she had arranged a site meeting at Thorpe Close with Highways and Julie Davidson (Newark & Sherwood Homes) to discuss the access problems. The Chairman, Cllr Cox, would also attend.

Cllr Dobson provided an update on the following:

- Pot holes at the Drove Lane end of Main Street were scheduled to be repaired.
- There was still no definite date for completion of the agreement on permissive footpaths at Beaconfield.
- Leaks from the underground springs around the church have been reported to STW.
- A request for double yellow lines at The Plough will be referred to Jo Horton.

Cllr Lee commented that planning objections raised by local residents would be more effective if they attended the Planning Committee meetings to show support.

Cllr Lee reported on the following:

- Parking enforcement officers will be visiting more regularly.
- Dog wardens can be asked to visit at a specific time of the day if regular offenders are observed not clearing up after their dogs. Two dog bins on Thorpe Oaks playing field need to be replaced.

5. Planning Application 18/00413/FUL – Bungalow on site of Thorpe Close Garages.

Members of the Parish Council recognised and supported the need for more social housing, but were unanimous in their objections to building at this location as there would be

- Over-intensive development in a confined space overlooked by two storey houses.
- Limited access and manoeuvring space for vehicles of neighbouring properties.
- Loss of garages and car parking spaces for existing residents.

By a show of hands, Councillors voted unanimously to reject the application.

6. Planning Application 18/00168/FUL – 3 houses on Brownlow’s Hill.

The Parish Council’s objections had been submitted. Copies of a revised plan which had appeared on the web site showing changes to the site boundary were circulated. Cllr Molloson observed the inclusion of a new footway in front of the proposed dwellings.

As far as the Parish Council was aware, having checked the site several times, no site notice had been displayed throughout the statutory period, even though the Case Officer had been alerted to this. Cllr Molloson proposed that a letter be sent to Kirstin Cole (NSDC) with a copy to Matt Lamb (Planning) to highlight this breach and to request deferment of a decision until a valid notice had been displayed for 21 days. The proposal was seconded by Cllr Rowden-Allen and unanimously agreed.

Cllr Lee reported that only 6 neighbouring properties had been consulted, despite the impact the development would have on the wider area.

7. Decision on Application 17/02294/FUL – 4 bungalows on site of Thorpe Close Garages.

The Planning Committee had upheld the application by a majority of 5:4,

Cllrs commented that it was regrettable that the strong feeling of opposition expressed by the 29 local residents who attended the Parish Council meeting had not carried through to representation at the planning meeting.

Cllrs discussed the importance of adding weight to the Parish Council’s objections by individual representation to the District Council either in writing or by attendance at planning committee meetings. However, it was acknowledged that this could be difficult for some residents who do not have access to a computer or transport. It was agreed that more could be done to encourage residents to submit individual responses by providing information on flyers and through Facebook.

8. Matters for immediate note or the next agenda.

It was suggested that other local councils and the MP could be contacted for support in objecting to the District Council’s disregard for local opinion and its unwillingness to consider other options for social housing provision.

9. Date of the next meeting.

Thursday 5 April 2018 at 7:30pm in the Community Centre.

ANNUAL PARISH MEETING – Thursday 12 April at 7:30pm in the Village Hall.

The meeting closed at 7:00pm