

# **CODDINGTON PARISH COUNCIL**

## **Minutes of an extra-ordinary meeting of Coddington Parish Council held on Friday 11 May 2018 at 6:00pm in the Community Centre.**

### **Present:**

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

**Clerk:** Mrs Y Wellard.

**In Attendance:** District Cllr Lee, 18 members of the public.

### **1. Apologies for absence.**

Apologies were received from Cllr Parrett.

### **2. Declarations of Interest.**

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

### **3. 18/00413/FUL - Application by NSDC for 1x 3 bedroom bungalow, Thorpe Close.**

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

- Encroachment on to the garden of a privately-owned house on Ross Close. The owner had obtained a map from Land Registry which appeared to prove his entitlement.
- Loss of vehicular access to a house on Beckingham Road and to the driveways of two properties on Thorpe Close.
- Removal of walled boundaries to surrounding gardens.
- Loss of garage parking with no alternative offered for an invalid reliant on close access to the car. On-street parking is restricted by double yellow lines. Residents should not be expected to give up their front gardens to car parking.
- A number of long-term residents are being deprived of amenities for the sake of one house.

The Chairman and Cllr Lee urged residents to submit their own objections to NSDC to give additional weight to the Parish Council's objections and also to attend the Planning Committee meeting to demonstrate the strength of feeling.

The Parish Council was not satisfied that the issues of access and encroachment raised at the meeting with Newark and Sherwood Homes and Highways had been addressed. A response drafted by the Planning Group for submission in addition to the Parish Council's original objections had been previously circulated. Following two minor additions, the objections were proposed by Cllr Molloson, seconded by Cllr Cox and unanimously agreed.

### **4. 18/00799/FUL - Application for 8 new dwellings and access road off Main Street.**

Residents raised the following points:

- Whilst accepting that this was an extant planning application, residents were very concerned about the roads and the impact that extra cars would have on existing traffic problems, in addition to the five other houses planned for Brownlow's Hill.
- There were concerns about visibility from the new access road and particularly the safety of children attending the school.
- Residents of Post Office Row who have had parking spaces on the slip road would add to the on-street parking congestion.
- The plans refer to pedestrian access as well as vehicles, but it was questionable whether the road would be wide enough for construction traffic or deliveries.

- It was understood that the original planning consent was for bungalows, but the height of the proposed new houses which are on higher ground than Valley View meant that they would tower over existing houses.

Cllrs' main concerns focused on the impact on existing traffic and parking problems, and whether access to the development would be adequate with safe visibility around cars parked at the entrance to the development. The original planning consent had been granted 30 years ago, prior to designation as a Conservation Area, since when road usage, local population and attendance at the school have grown, all contributing to the daily traffic congestion.

Concerns were also raised about the proximity and height of the new houses, overlooking the Post Office Row cottages and other nearby houses on Valley View and Chapel Lane. No provision has been made for any affordable housing which should be included in a development of this size.

On a proposal by Cllr Gangel, seconded by Cllr Molloson the Planning Group's proposed objections which had been previously circulated were unanimously agreed.

**5. Matters for Immediate Note.**

No other matters were raised.

**6. Date of the next meeting.**

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

The meeting closed at 7pm