

MINUTES OF THE MEETING OF CODDINGTON PARISH COUNCIL
held on 4 October 2018 at 7:30 pm in the Community Centre.

Present:

Members: Cllr Cox (Vice-Chairman) Cllrs Allen, McDonald, Molloson, O'Donnell.

Clerk: Mrs Y Wellard.

In attendance: 7 members of the public.

1. Apologies for Absence.

Apologies were received from Cllrs Armstrong, Gangel, Hedge, Parrett, Rowden-Allen and from Co. Cllr Dobson and District Cllr Lee. The meeting was chaired by Cllr Cox.

2. Declarations of Interest.

There were no declarations of interest.

3. Public Contributions.

i) Residents from Post Office Row and Valley View expressed concerns about the application by Ablehomes for the construction of 9 dwellings on land behind their properties, some of which would be very close to existing houses at Valley View and should be moved even further back than the revised plans had allowed. The amended plans still included a house on the corner of the development behind Post Office Row. The roadway access was a major concern because of the poor visibility exiting on to Brownlow's Hill into three-way traffic with a row of parked vehicles to the left. Residents were unhappy about the intrusiveness of a development of houses on higher ground overlooking their properties as they had originally been told that the development would be only bungalows. They were also concerned about the effect that the development would have on existing problems with drains at Valley View.

ii) Correspondence had been received from the occupants of Brownlow House adjacent to the access road, expressing grave concerns about traffic at the junction and the space available for all the additional cars. It was again suggested that a one-way system on Brownlow's Hill and Main Street would help. The height of the houses on the higher ground was highlighted as an intrusion. There was a request for a footpath and access gate through the development to the C208 to be included.

iii) The owner of the former Post Office and shop explained the reasons for his application to convert the premises to residential accommodation. He expressed concerns that his application had been the subject of criticism on Facebook.

Cllrs agreed the Chairman's proposal to bring forward agenda item 5 for continuity of the discussions on planning applications.

4. Planning and Consultations

a) 18/00799/FUL - Revised plans by Ablehomes for 9 new dwellings off Main Street.

The Planning Group's draft response had been previously circulated to Members (appendix1). It was felt that nine houses would be an over-intensive development of the site and that all the dwellings should be bungalows as originally applied for. House number 1 should certainly be a bungalow, with houses 5, 6 and 7 as a two-storey terrace. The proposals were not sympathetic to the Conservation Area, and there should be fewer dwellings on the site. The narrow access road and poor visibility at the junction with Main Street were major concerns. The Vice-Chairman reminded residents that they would need to campaign and produce evidence of need before the Parish Council could submit another request to Highways for a one-way system to be introduced. The drafted response would be submitted to the Planning Officer and the additional points raised by residents would be included in the Chairman's address to the Planning Committee meeting.

b) 18/01717/FUL - Change of use of former shop and Post Office.

Cllrs echoed the regret which the applicant had expressed at the loss of the shop and post office for the village, but recognised that as a sale of the business had not been possible, closure had been unavoidable and there could be no objections to a change of use to a house.

Members of the public left the meeting.

c) 18/01747/OUT - Outline application for a new dwelling at Black's Farm, Newark Road.

Cllrs agreed that there was no reason for objecting to the application.

d) Letter to NSDC Chief executive re the planning process.

A letter, drafted by the Chairman had been previously circulated. Members agreed that it was a good letter, addressing the right of District Cllrs to represent their constituents and vote on planning issues. It was felt that as there were also other issues to be raised with the Chief Executive, further discussion should be postponed until the next meeting when all the issues would be considered.

e) NSDC Consultation on Physical Activity and Sports Plan.

The link to the consultation had been previously circulated. There were no comments from Cllrs.

f) Planning Decisions.

Approval had been granted for an extension at Ordonyo Grove, a garage extension at Claricoates Drive and agricultural buildings at Drove Cottage Farm subject to soft landscaping conditions.

5. District and County Councillors.

- i) District Cllr Lee had previously submitted a written report which had been circulated to Members. It was agreed that an invitation to the Chief Executive should be held over until next year. As the Chairman of the CCA was not present, a discussion on car parking at the Centre was postponed until the next PC meeting. Cllrs noted the District Council's review of conservation areas, and asked the Clerk to enquire where Coddington would fit into the proposals.
- ii) County Cllr Dobson's correspondence drew attention to NCC's proposals for the reorganisation of local government in Nottinghamshire. The Chairman and Clerk had been invited to a Parish and Town Council Engagement Event at County Hall on 23 October. The Clerk would circulate a link for further information. Cllr Dobson was also dealing with questions concerning new double yellow lines in the village and residents' use of frontages on Brownlow's Hill.

6. Approval of the September Parish Council Minutes.

Proposed by Cllr O'Donnell, seconded by Cllr Molloson, the minutes of the Parish Council Meeting held on 6 September 2018 were approved and signed by the Vice-Chairman after the following amendment to Public Contributions, item 3(i):

Mr and Mrs Boby thanked *Cllr Dobson and the Parish Council, in particular Cllr Armstrong and Cllr Cox*, for their help and perseverance in resolving the planning issues at Thorpe Close which had threatened access to their property.

7. Matters Arising from the Previous Minutes.

3. 60 Main Street – The Enforcement Officer had confirmed that the development was deemed to have commenced within the three year time limit as a derelict outbuilding had been demolished.

7. Greenfields – The Chairman and Vice Chairman had attended a meeting with the new Manager of Greenfields and NSDC's Environmental Health Officer which had been very positive. The care home would be bringing in a maintenance team once a month to check and clear the drains of any blockages, and NSDC would organise another dye-tracing session. The Clerk would try to locate a map of the drains for use by the Greenfields' maintenance team.

7. Footpaths – The Vice-Chairman had met with the RoW Officer from NCC who had agreed to install new waymarks at either end of the Footpath 5 field.

9. Benches – Further inspection of the bench on Drove Lane had found that it was not repairable. Members agreed to purchase a replacement bench, with details to be confirmed at the next meeting.

10. Outreach Post Office – No further information had been received. The Clerk would contact the Network Manager for an update.

10. Safer Neighbourhood Group – Cllr Dobson had expressed the view that Coddington should still be represented at the re-organised SNG. Cllrs were reminded that meetings are open for Parish Councillors and Clerks to attend if they wish. The election of a Parish Council SNG representative will be re-considered in six months' time.

11. Coddington Scouts - The Clerk had thanked Mr Malcolm Baker on behalf of the Parish Council for his many years of service to scouting. A new scout leader had been appointed for Coddington.

8. Finance.

a. To receive and accept accounts for September 2018.

Proposed by Cllr Molloson, seconded by Cllr McDonald, the cash book entries for September which had been previously circulated were approved and signed by the Vice-Chmn.

b. Financial Support for the Community Centre.

The proposed revision to clause 14.4 of the Financial Regulations had been previously circulated (appendix 2). Proposed by Cllr O'Donnell, seconded by Cllr Molloson, the changes to financial support for the Community Centre were agreed.

c. Approval of Expenditure at 4 October 2018.

Proposed by Cllr Allen, seconded by Cllr O'Donnell, the following payments were approved:

Clerk's salary, September	352.24
Village Handyman September invoice	239.90
National Allotment Society membership	66.00
P Manly, repair of bench	70.00

9. Open Spaces, Footpaths, Roads and Services.

a. Litter bins.

The District Council had not yet responded to the request for more litter bins. The Clerk would contact them again and include bins on the November agenda.

b. Hedges and Trees.

i) Mr Allen was unable to cut the hedges this year. The Clerk would contact Mr Lyne for a price.

ii) Cllr McDonald volunteered to help prepare the list of trees for preservation order applications and would liaise with Cllr Hedge.

iii) The Clerk would continue to contact the owners of trees growing over footways on the C208 and Main Street.

iv) The Parish Council received a report that two young trees on the Millennium Garden had been broken off either accidentally or deliberately. This was very disappointing for the people who had planted and cared for the trees. Cllr Molloson offered to replace the trees if protection would be provided for them.

v) The small laurels which Western Power had planted round the substation on Brownlow's Hill had mostly died or been damaged. The Clerk would ask Western Power for larger replacements which would be more visible with edging to protect the trees from the mower.

c. Page's Wood.

Cllr Cox volunteered to do a preliminary inspection of the wood to establish whether any immediate work or further advice was needed.

d. Renewal of Asset of Community Value.

The Asset of Community Value granted in 2013 on the two areas of grass at the junction of Old Hall Gardens and Newark Road had expired. The Clerk had arranged for renewal of the asset with no changes to the previous application, and consultation notices had been posted by NSDC.

e. Thorpe Oaks Playing Field.

Following complaints about the condition of the Thorpe Oaks play area, Cllr Lee had reported that NSDC would not be renewing any play equipment there. The Parish Council felt that there were safety issues that required attention, particularly the play area surface, and the Clerk would contact the District Council again to request a site meeting for inspection with the Parish Council.

10. Administration.

a. Clerk's Annual Appraisal.

The Chairman and Vice Chairman had conducted the appraisal with the Clerk and would report to Cllrs at the November meeting.

b. Coddington Community Centre.

Minutes of the Trustees' meeting held on 18 September had been circulated to Cllrs. As the Chairman of the CCA was not present, issues arising from the report would be discussed at the next PC meeting.

c. Election of Community Centre Representative.

The election of a Community Centre representative was postponed until the next meeting in order to include more Cllrs in the vote.

d. Allotments.

There was no report on allotments.

e. Burial Spaces.

All Saints' Church Warden would be meeting with the grave digger to establish how many burial spaces remain in the churchyard. Discussion on future provision for the village was postponed until the information is available.

f. Noticeboards.

Noticeboards outside the Community Centre and at Lancaster Road need refurbishment on the top of the frames. The Clerk would obtain a price for the work. The Clerk reported that new Perspex for the notice board on The Green would cost about £50. Proposed by Cllr Allen, seconded by Cllr McDonald, it was agreed that the Clerk should purchase this and arrange installation.

g. Carols Round the Tree.

The event was being organised by Mr Mike Bache and Coddington School. Arrangements for refreshments would be confirmed by Cllr Parrett at the next PC meeting.

h. Dates of Meetings.

The Precept meeting was confirmed as 2:30pm on 6 December in the Village Hall. Due to the proximity of the Christmas and New Year holidays, the January meeting would be held on the second Thursday of January (10th), at 7:30pm in the Community Centre.

11. Correspondence.

- a. Parish Council Conference, North Muskham, Saturday 13 October – the Clerk would attend.
- b. NALC AGM, Wednesday 14 November – As Cllr Cox would be unable to attend, the voting delegates for Coddington would be Cllr Allen and Cllr O'Donnell. Cllr Parrett, Cllr Rowden-Allen and the Clerk would also attend.
- c. Invitations were received for a Cyber Safety and Scam Event at Castle House on 19 October, and the Newark Mayor's Christmas Charity Event on 24 November.

12. Matters for Immediate Note and the Next Agenda.

- The Parish Council would be represented at the Remembrance Service at All Saints' Church and by Cllr Molloson at the Air Museum service. The Clerk would order poppy wreaths for both events to be purchased from the Chairman's Allowance.
- It was agreed that the Parish Council would invite Coddington Community Centre Association to a joint Christmas celebration.

13. Date of the Next Meeting.

The next Parish Council meeting will be held in the Community Centre at 7:30pm on Thursday 1 November.

The meeting closed at 9:20pm

Appendix 1 – Response to the revised Ablehomes' Planning Application

Coddington Parish Council does not object to the principle of residential development on this site. However, it does share the Conservation Officer's view that the proposed development does not enhance the Conservation Area. Bearing in mind the location of the site at the heart of the old village, the highest standard of design and respect for that character should be required. The layout represents overdevelopment and in no way has regard to the contribution of the openness of the site to the immediate character of the area. The "landscaping" is derisory with space only being available for the smallest of shrubs. The small detailed dwellings do not reflect the traditional built form of the village.

The Parish Council makes two proposals which it considers could improve the design and make it more agreeable, though by no means ideal:

- Firstly, properties 8 and 9 should be omitted. This would allow for an open, grassed area to be provided, planted with substantial trees. This would enhance the quality of the development itself and also create an attractive view from Main Street.
- Secondly, properties 5, 6 and 7 should be combined into a two-storey terrace of small starter homes (towards the Eastern boundary of the site) which would be far more in keeping and character established on Post Office Row and Valley View.

If these two proposals are incorporated into the design, there would be a significant reduction in overlooking of properties in Valley View, and the Parish Council would be minded to support the proposals. On the basis of the present design, the Parish Council objects for the reasons set out above.

A copy of this objection has been forwarded to the Conservation Officer.

Appendix 2 – Amended clause 14.4 of the Financial Regulations

The Council shall be responsible for payment of the insurance premium for the Community Centre building, and shall organise and pay for the annual service costs of the following items related to safety, health and the environment:

- Fire alarm and emergency lighting
- Fire extinguishers
- Lightning protection
- Fixed wiring inspection
- Main doors servicing
- Sewerage system servicing
- Grass and hedge cutting

Coddington Community Association shall be responsible for the routine maintenance and repair costs of all other items. Contributions towards any major replacement or repair costs shall be considered by the Council on application by Coddington Community Association.