

MINUTES OF A MEETING OF CODDINGTON PARISH COUNCIL
held on 15 August 2019 at 6:30 pm in the Community Centre.

Present:

Members: Cllr Armstrong (Chairman) Cllrs Allen, Baker, Cox, McDonald, Molloson, O'Donnell, Parrett, Rowden-Allen.

Clerk: Mrs Y Wellard.

Three members of the public.

1. Apologies for Absence.

Apologies were received from Cllr George.

2. Declarations of Interest.

There were no declarations of interest for items on the agenda.

3. Public Contributions.

Residents of Old Hall Gardens expressed their views that the proposed extension of 9 Old Hall Gardens was completely out of proportion, and the rendered finish out of character for the area. There were concerns that a five bedroom house would generate more cars, for which there was insufficient off-road parking. The proposed dormer window would look directly on to the neighbouring property; the extended building would cast a shadow over its garden and create a narrow damp passage way without sunlight between the houses. There would be nowhere for construction materials to be stored and with the extension only 0.2m away from the boundary fence, no room for building work or future maintenance without encroachment.

4. Planning and Consultations.

a. 19/01315/FUL – 9 Old Hall Gardens two storey garage and extension.

Cllrs were in full agreement with residents that the proposed extension would be an over-development of the site, out of proportion with other properties and would result in loss of privacy and daylight. Concerns were also expressed about vehicle congestion with a potential increase in the number of cars for a large house where the road is particularly narrow for vehicles getting past parked cars. It was felt that a rendered finish would be out of character for the area, and that information on the colour of the render should be included for consultation. If any building work was to go ahead, there should be strict conditions to prevent any parking or storage of materials on the central village green. It was noted that no public consultation notices had been displayed in the locality and it was felt that the application's description of a garage with room over was misleading.

It was **RESOLVED** by a unanimous vote to oppose the application.

b. 19/01345/RMA – Black's Farm, Newark Road reserved matters on outline planning for the erection of a new dwelling.

Cllrs **RESOLVED** to approve the plans by a majority vote of 7:1 with 1 abstention.

c. 19/01428/FUL – Moat Edge, 28 Balderton Lane demolition of conservatory and erection of extension.

As the extension would be on the footprint of the existing conservatory, there were no objections to the plans. Cllrs queried why the status of the moat as an ancient monument had been omitted from the heritage statement.

It was **RESOLVED** by a unanimous vote to support the application.

d. Open Break Policy Consultation.

In response to question 5 on the Allocations and Development Management Issues paper concerning a review of open break policies, it was proposed by Cllr Molloson, seconded by Cllr Armstrong, and unanimously agreed that the retention of an open break designation was essential to the form and setting of the village and even more important with the current pressure for residential development. No re-assessment was required, rather a commitment to strengthen the existing designation and provide an extension on the north side of the village to prevent encroachment of industrial development.

e. Planning Correspondence.

Cllrs noted that a consultation on the Minerals Local Plan would be commencing on 30 August.

5. Administration.

a. Protection of Trees outside the Conservation Area.

The list of trees for proposed protection which the Parish Council had previously submitted to NSDC had been rejected as they were deemed already sufficiently protected by the Conservation Area or ownership by NSDC. Cllrs Armstrong and McDonald had arranged a meeting with NSDC Officers to look at trees outside these areas which should be preserved. Cllrs were keen for the historical aspect of ancient parkland to be maintained in the Beaconfield and Old Hall Gardens area and also a number of trees on Balderton Lane.

b. Outreach Post Office Service.

Cllr Baker reported that arrangements were now moving forward. The Post Office would take over the BT line and may cover some of the installation costs. They will need three double electricity sockets from a separate source to run their services. The Post Office will operate on Thursday afternoons from 1pm – 4pm providing the full range of services other than passports. The Parish Council will need to provide a small fold-up table for use as a counter across the doorway of the Community Centre office and a set of keys for the front door and the office door. Arrangements with the Community Centre will be needed to provide car parking spaces for customers and some possible storage for equipment.

6. Matters for Immediate Note and the Next Agenda.

i) Cllr Rowden-Allen reported concerns about anti-social behaviour on Stirling Drive. The Clerk would provide contact details for the Anti-Social Behaviour Officer.

ii) The following matters were requested for inclusion on the September agenda:
Best Kept Village, Carols Round the Tree, Scout Hall.

Date of the Next Parish Council Meeting

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

The meeting closed at 7:35pm