

MINUTES OF A MEETING OF CODDINGTON PARISH COUNCIL
held on 18 July 2019 at 6:30 pm in the Community Centre.

Present:

Members: Cllr Armstrong (Chairman) Cllrs Allen, Baker, Cox, George, McDonald, O'Donnell,.

Clerk: Mrs Y Wellard.

Nine members of the public.

1. Apologies for Absence.

Apologies were received from Cllrs Parrett, Molloson and Rowden-Allen and from District Cllr Brooks, District Cllr Lee and County Cllr Dobson.

2. Declarations of Interest.

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

3. Planning and Consultations.

a. 18/00799/FUL – 7 new dwellings off Main Street.

Residents of Brownlow's Hill, Post Office Row and Valley View expressed their views, that whilst the revised plans by Ablehomes were an improvement, there were still concerns about the height of the new houses overlooking Valley View and about safety at the junction of the new access road.

Cllrs were in broad agreement that the revised plans were an improvement, but fundamental issues still remained:

- i) The creation of additional traffic and poor visibility at the exit to Main Street where there are already significant traffic problems which would be exacerbated by the new access road forming a staggered crossroads at the junction with Balderton Lane.
- ii) The height of the new dwellings which because of the change in ground levels would tower over houses in Valley View and would be an invasion of privacy.
- iii) The proposed wooden fencing is out of keeping in the heart of the Conservation Area and should be replaced by softer boundaries and landscaping.

By a majority vote of 4:3, it was RESOLVED to support the revised application but with the inclusion of the above qualifying comments.

b. 19/01134/FUL – Revised Plans for 24 Post Office Row.

The applicant explained the proposed changes to the roof of the extension. Cllrs felt that the revised design was more in keeping with the style of the cottages and voted unanimously in favour of the new proposal.

c. Open Break Policy Consultation.

A review of the Open Breaks Policy was being undertaken by N&SDC as part of the Allocations & Development Management DPD review, and CPC, as one of the parishes directly affected, had been invited to comment on an issues paper prior to a consultation to be held in October on the findings of the review. The Clerk would forward links to the consultation for discussion at the next meeting.

d. Planning Correspondence.

- i) Following the Parish Council's objections to the design of a detached garage at Old Manor Court, the Planning Officer had advised that a revised plan had since been submitted at the request of the Conservation Officer. Members agreed unanimously to support the revised plan.
- ii) Following complaints about excessive fencing at the Morgan's Close development, the Enforcement Officer had visited the site and proposed some changes to the boundaries. The Clerk would arrange a site meeting with him for Cllrs Cox, McDonald and George for further clarification.

4. Administration.

a. Phone Line at the Community Centre.

Cllr Baker reported that the installation cost would be c.£140 with a monthly cost of c.£27. It was agreed that these costs would be met by the Parish Council under Section 137, in order to provide an outreach post office service for the village.

b. Installation and Repair of Benches.

i) The Village Handyman had offered to renovate the wooden bench at the junction of Brownlow's Hill and Beckingham Road. It was agreed that payment for this would be in addition to his normal hours.

ii) Highways had provided contact details for an approved installer for the bench at Parkes Close. He was currently away, but would provide a price on his return. The Clerk was authorised to go ahead with the work if the cost was judged reasonable.

iii) As it did not appear to be possible to repair the bench at the Millennium Garden, it was agreed that it should be removed in preparation for a replacement.

5. Matters for Immediate Note and the Next Agenda.

- Overgrown hedge obscuring vision at the exit from The Plough car park.
- Planning application received for a garage extension at 9 Old Hall Gardens.
- Open Breaks Policy issues consultation – documents to be circulated.
- Erection of stables in the field behind Old Hall Gardens.
- Meetings to be arranged with NSDC Officers re Morgan's Close and tree protection orders.

Date of the Next Parish Council Meeting

There will be an extra-ordinary meeting of the Council on

Thursday 15th August at 6:30pm in the Community Centre.