

MINUTES of the MEETING of CODDINGTON PARISH COUNCIL
Thursday 3 September 2020 at 7:30pm via ZOOM

Present: Cllrs Armstrong (Chairman), Allen, Cox, George, McDonald, O'Donnell, Parrett.
Mrs Y Wellard (Clerk) Co. Cllr Dobson, Dist. Cllr Lee
4 members of the public joined the meeting by telephone.

1. Apologies for Absence.

Apologies were received from Cllr Rowden-Allen, Cllr Baker, Cllr Mastin and Dist Cllr Brooks.

2. Declarations of Interest.

There were no declarations of interest.

3. Public Contributions.

Mr Simon Reeves said that residents felt that they had been misled by the communication sent out by the developer which showed plans for one warehouse on the A17. Further investigation had revealed that the full plan would include 7 large buildings extending across open countryside to the edge of the village conservation area and the ancient Yew Tree Wood. Whilst the need for new jobs was accepted, it was felt that such a major development so close to a small village on open countryside was not the right place.

It was agreed to bring forward item 5a on the agenda for the public to hear the Council's discussion of the distribution centre planning application.

4. Planning Application 20/01452/OUTM – A17 Distribution Centre

Cllr Armstrong put forward a draft response from the Planning Group which had been previously circulated to Cllrs (copy attached). The proposal to oppose the application was seconded by Cllr George and unanimously agreed by the Council.

5. County and District Councillors.

i) Cllr Dobson advised that the C208 pathway and the unfenced drop on the A1 slip road which had been reported to her would be inspected in the coming week, and confirmed that there would be no change of access to the field at the end of Parklands Close. The change of speed limit on the A1 slip road had been delayed by the Covid-19 pandemic.

ii) Cllr Lee was unable to provide any further details about the area of land on Stirling Drive which the District Council had offered to the Parish Council for use as allotments, as some NSDC staff had been redeployed during the pandemic and non-urgent matters were put on hold.

He had attended a meeting of Thorpe Close residents and NSDC regarding the condition of the playing field post-building works and heard mixed views on whether an area should be provided for car parking. The condition in which the playing field had been left meant that it was not safe for use as a sports field, but it would be very costly to fully restore it. The construction of a car park could open the area for development, and parking bays had been suggested as an alternative.

iii) Cllr Allen reported overgrown hedges along the pathway on the north side of Beckingham Road which Cllr Lee would pass on to the District Council and overhanging trees on Drove Lane which Cllr Dobson would report to NCC.

6. Planning Application 20/01415/FUL.

Cllrs voted by a narrow margin of 4:3 in favour of the plans but with the condition that no other dwellings should be built on the site in the future.

7. Approval of Minutes.

It was proposed by Cllr Cox, seconded by Cllr McDonald and unanimously agreed that the minutes were a true record of the meeting held on 2 July.

8. Matters Arising from the Minutes.

9b. There was a short discussion on whether Parish Council meetings could safely be held in the sports hall of the Community Centre as it was thought that virtual meetings were preventing many members of the public from taking part, and the large hall could provide a good number of socially distanced seats.

The **Clerk** would check with NALC whether there could be more local decision making on meeting arrangements.

11. The chestnut tree over-hanging Newark Road was within the boundary of Iron Gates and so it was hoped that concerns about die-back could be resolved between neighbours.

9. Finance.

a. To receive and accept accounts for July and August 2020.

Proposed by Cllr George, seconded by Cllr Parrett, the cash book for July and August was approved.

b. Approval of Expenditure at 3 September 2020.

The following payments were approved:

Zurich Insurance – increased fidelity guarantee	30.25
NSDC – 2019 election costs	103.37
D Lyne – June mowing	444.00
Zoom fees, Aug - September	28.78
NALC – training fees	60.00
D Lyne – July mowing n	888.00
Willsons Printers – September CVN	385.00

c. Community Centre Insurance

A quote of £780p.a. was received from Zurich for the insurance of the Community Centre (building only) based on the current insurance value of £1,054,232. As the Centre's insurance was due for renewal on 21 September and included building insurance c.£1,232 (2019 cost), it was proposed by Cllr Armstrong, seconded by Cllr Cox and unanimously agreed that the Parish Council would take on the building insurance directly instead of reimbursing the CCA, and the initial payment for cover from 21 September 2020 to 31 May 2021 of £540.16 was approved.

10. Roads, Footpaths and Open Spaces.

a. Thorpe Close Parking.

Members agreed with Cllr Lee's concerns that a permanent car park would open up the area for further development. The area is used by children and dog walkers and the Parish Council expressed a wish to see the hard standing play area kept, with planting for a nature reserve on the remaining open space.

b. Valley View.

The Clerk reported that all the trees planted by NSDC in the summer appeared to have died, other than two of the Scots Pines which had been in the shade and may survive, and that the small whips of hedging along the C208 boundary were being choked by grass and weeds. The **Clerk** would write to NSDC to request replacement trees, as agreed in the conditions of the planning approval, and to request a more substantial mixed species hedge along the roadside boundary. Comments had been received about the gardens of some of the new houses and it was suggested that more privacy should be provided for them by substantial perimeter hedging or solid garden fences.

c. Winter Supplies.

It was agreed that the winter grit supplies would be delivered to the Community Centre for use on the car park and school crossing area. The **Clerk** would order the 5 free bags of salt and discuss storage with the Caretaker.

11. Administration.

a. Adoption of Policy for Virtual Meetings.

The Chairman's draft policy for Coddington Parish Council's virtual meetings had been previously circulated. As no amendments were put forward, it was proposed by Cllr Armstrong that the policy be adopted, seconded by Cllr Cox and unanimously agreed.

b. Community Centre Report.

A written report was received from Cllr Baker to inform the Council that the Community Centre had re-opened with users returning gradually, and the outreach Post Office would open on 17 September.

As the Centre had been closed for several months, it would not be necessary to pump out the waste tanks this year and Cllr Baker asked the Parish Council to consider donating this cost saving towards replacement LED strip lights. The **Clerk** would include this on the next agenda for consideration by Members when details of costs would be provided.

c. Allotments.

Cllr Parrett reported that the spate of thefts had stopped since the installation of a CCTV camera at a house overlooking the allotments. Allotment 7a had still not been attended to and the Clerk was asked to send a second letter.

A new lease, back-dated to April 2018, had been received from NSDC and scrutinised by the Chairman and Clerk. The lease had not yet been signed as clarification on two of the points raised was still outstanding.

The Allotment Society AGM would be held via Zoom on 24 October.

12. Correspondence.

i) A telephone complaint about noise and anti-social behaviour outside The Plough had been received. It was hoped that this was a one-off occurrence, but the Parish Council would monitor any further concerns.

ii) NSDC had organised 2 online planning training sessions. Cllr George would attend on 10 September and Cllr Armstrong and Cllr Parrett on 15 September.

iii) NSDC was organising a Virtual Parish Conference on 14 October from 5 – 7pm.

iv) The Clerk would circulate information on the Government's White Paper Planning Consultation.

13. Matters for Immediate Note and the Next Agenda.

For action by the Clerk:

A tree belonging to a house on Penswick Grove and another on the old fountain area were overhanging the pavement on Beaconsfield Drive.

Doug Lyne to cut the hedges at the allotments, Community Centre and Page's Wood.

Next Agenda:

Arrangements for Christmas

CVN deliveries

Clerk's annual appraisal

Government Planning Consultation.

Date of the Next Parish Council Meeting.

Thursday 1 October 2020 at 7:30pm via ZOOM.

The meeting closed at 9:00pm.

20/01452/OUTM | Development of site for distribution uses (Use Class B8) including ancillary offices and associated works including vehicular and pedestrian access, car parking and landscaping. | Land Off A17 Coddington Nottinghamshire

Coddington Parish Council objects to this application.

The application is for outline consent to achieve access for one large Distribution Centre off the A17 near the footbridge, but although most of the plans show one new building, the last figure in the Employment Land Statement shows a much larger development as part of the wider land holding spreading up to the edge of the Yew Wood:



Proposed Illustrative Masterplan

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Land to the East of Newark Business Park, Newark | Statement in Support of Representations to Newark and Sherwood Local Plan Examination

The outline planning application is for Unit 1, with a further 6 industrial units shown on this Masterplan. Our reasons for objection include:

- a) This is a Major deviation from the District Council's adopted Adopted Core Strategy and Policies
- b) It is Development in the Countryside, outside the Urban boundary, and will lead to a loss of trees and wildlife.
- c) A potential loss of important archaeological structures, of heritage value to Newark as a whole.
- d) A significant increase in traffic adding to the existing congestion at the A17/A46/A1 roundabouts and more traffic diverting through Coddington. Traffic through Coddington Village has doubled in recent years as vehicles avoid congestion at the A17/A46/A1 roundabout and Newark Bypass, comparing resident surveys with tube counts by NCC.
- e) A risk of increased road traffic accidents given the small size of the proposed roundabout and the restrictions to visibility from the embankments associated with the road bridge over the A17.
- f) There will be increased traffic noise in Coddington from loss of trees on the South side of the A17, and a loss of views from public footpaths at the edge of the Conservation Area.
- g) The application is for 24-hour operation, also causing an increase in noise to Coddington residents including during the night.
- h) The environmental screening request and report were based on only a small part of the Illustrative Masterplan rather than the wider potential scheme covering 48.3 hectares (119.4 acres). This is described in the Employment Land Statement (and other documents) and illustrated in Appendix 9. This exceeds by more than a factor of two the twenty hectares indicative screening threshold in the

relevant government guidance. The environmental screening request should have included the total anticipated development for the wider land holding.

- i) The public consultation carried out by the developer made no mention of the wider potential scheme described in the Employment Land Statement and shown as the Illustrative Masterplan in Appendix 9, so should be discounted.

For clarity, this overlay places the Illustrative Masterplan in its wider context to Coddington Village and Yew Tree Wood (part of the Conservation Area):



The wider development scheme envisaged in the Illustrative Masterplan would have a much greater impact on Coddington Village residents. There would be major effects on:

- 1) Traffic congestion at the A17/A46/A1 roundabouts and Newark Bypass
- 2) Traffic flows through Coddington Village
- 3) Floodwater risk
- 4) Coddington Conservation Area, outlined above, which is adjacent to the wider development
- 5) A massive impact on the landscape setting of Coddington Village, with the loss of half of the agricultural fields between the Conservation Area and the A17.
- 6) Loss of Trees on the site
- 7) Damage to the protected Yew Tree Wood, in the North-West corner of the Conservation Area, from changes to the water table
- 8) Visual and landscape impacts within Coddington Parish, including numerous residential properties
- 9) Complete loss of the open break between Newark and Coddington to the North. This open break was proposed by Coddington Parish Council during the recent review of Open Breaks by the District Council.
- 10) Loss of potential additional public rights of way, currently under review by the County Council.

The Environmental Screening report should be reassessed for the wider development scheme and not bypass the legal guidance on thresholds by assessing the total planned development in a piecemeal manner.

This application should not proceed without a fundamental review of the Adopted Core Strategy, and the Allocations & Development Management DPD, including a new Public Examination. This is to allow full and proper public consultation given the intrusive area and height of the development in the countryside in a location not allocated for employment land. This is particularly important given the complete lack of public consultation on development of the wider land holding.

