

**Coddington Parish Council**  
**Minutes of the Meeting held on Thursday 7<sup>th</sup> November 2024**  
**at 7.30pm in the Community Centre**

Present: Cllr Ayers (Chairman), Cllrs Mosedale, Armstrong, Hudson, O'Donnell, Parrett and Quayle.  
Dawn Hockenhull (Parish Council Clerk).  
Co Cllr Debbie Darby and Dist Cllr John Lee.  
Three representatives from the Tritax Big Box Development.  
Three members of the public.

**24-95 To allow for public participation (limited to 15 minutes).**

Three residents of Coddington attended to put questions and concerns to the representatives from the Tritax Big Box Development. They were concerned about the scale of this phase, how close the development was to Coddington, how this phase and proposed phases would overwhelm the area, how much extra traffic it would entail, the extra car parking spaces needed, how many more HGVs would be in use and how these large vehicles would negotiate small roundabouts. They also raised concerns that the development was in countryside and asked whether similar sites locally had been looked at as an alternative to this site. They were also concerned that an area to the East of the site might be considered for future possible development. *Agenda item 24-101a refers.*

**24-96 To receive updates from County and District Councillors.**

Co Cllr Darby advised that the corner of Main Street would be repaired in December and that the proposed double yellow lines on Newark Road were in the process of being signed off. She is liaising with the school on parking issues. She also advised that anyone could request a camera car. Residents of Morgans Close are against the proposed double yellow lines, so this is ongoing. Parish Councillors asked Co Cllr Darby to chase repairs to footpaths on Newark Road and the C208. They also advised her that undergrowth was coming through the wooden fence on the C208 footpath and that the junction with Newark Road when leaving the A1 southbound is dangerous. Co Cllr Darby asked the Councillors whether they had encountered any issues with the crossing on the C208. Councillors had no issues personally with them but felt that maybe traffic lights at the junction might have been better.

Dist Cllr Lee advised that the Devolution White Paper expected in February 2025 could bring restructuring in local government to create unitary authorities, that he is against the siting of the Kidney Stones at Castle House and that the District Council plan to introduce ticket wardens twice a week in areas with parking issues. He advised the Parish Council that on completion of the A46 dualling, a boundary review is expected to take place and that Coddington could request changes to the parish boundary. He also stated that the southern link road between Balderton and Fernwood is set to open, with another extension from Middlebeck to Hawton expected next year and plans are underway to relocate a quarry from Fernwood to Cotham. He advised that both the District Council and County Council are facing a significant shortfall in finances and would need to cut costs, with the County Council relocating to new offices early next year. Ben Bradley has stepped down as leader of the County Council.

Co Cllr Darby and Dist Cllr Lee left the meeting at 7.55pm

.....**The Parish Council Meeting formally commenced**.....

24-97 **To consider apologies for absence.**

Apologies for absence were received from Cllrs Allen, Brooks and Jarvis and were accepted by the Parish Council. Dist Co Oldham also sent apologies.

24-98 **To co-opt Mr Quinton Quayle as a member of Coddington Parish Council.**

The meeting was closed for Quinton Quayle to sign the Declaration of Eligibility and the Acceptance of Office and he then joined the meeting.

24-99 **To record declarations of interest from members in any item to be discussed.**

None declared.

24-100 **To approve the minutes of the meeting held on 3<sup>rd</sup> October 2024.**

Proposed by Cllr Parrett, seconded by Cllr Mosedale the minutes of the meeting were unanimously agreed.

24-101 **Planning and Consultations**

a. **Land East of Newlink Business Park, Newark – a representative from Tritax to provide an update.**

Three representatives from the development attended to provide information on various aspects of the proposed plans. They addressed the issues brought up by the residents (*as detailed under Agenda Item 24-95*) and gave a presentation of the proposed development with detailed plans and pictures.

Main points discussed were their commitment to biodiversity net gain (BNG), holding consultations with the Parish Council and residents, landscaping to include 460 trees at 4 to 5.5 metres tall, bunding 3 metres high, wheelchair friendly and grass mown paths, and for the building to be colour graded green to match the existing one. Traffic management plans would be in place with HGVs avoiding peak time traffic and shift patterns would help with this. There would be parking spaces in line with local authority parking standards with a minimum of 5% disabled parking, two new bus stops, a cycling scheme and footpaths. The County Council will not allow them to use Beckingham Road and Drove Lane and so the plans will include ways to stop HGVs travelling through Coddington, such as narrowing the access from Stapleford roundabout but still allowing access for farm traffic. They stressed that Tritax do not sell and move on. They will stay and invest millions in Coddington and Newark. They have a Community Fund fixed pot for local projects and when an amount of £75,000 was suggested by a Councillor, they stated that it would be a lot more than that.

Following the presentation, the Parish Council raised other concerns including the lack of screening and bunding down the East side of the development and requested that trees be planted there. They asked whether trees being planted on any part of the site were deciduous or evergreen. The Parish Council also felt that there were too many unknowns to say that traffic management and movement would be acceptable. Tritax agreed to address all these issues. The Parish Council also asked whether Tritax could help with getting the speed limit through the

village down to 30mph. They replied that if the Parish Council could provide evidence of the need for this, then Tritax could fund a consultation. The Parish Council will arrange a village consultation following submission of the planning application.

*The Chairman thanked the residents and the Tritax representatives for their time and they left the meeting.*

**b. Application by National Highways for an Order Granting Development Consent for A46 Newark Bypass (TR010065) – to receive feedback from the preliminary meeting.**

Councillors agreed to submit two comments to the Planning Inspectorate:

- The Parish Council objects to the closure and diversion of Winthorpe Footpath No3 which crosses the existing A46 East of the Friendly Farmer (A46/A17/A1) roundabout, as it is inconsistent with the National Planning Policy Framework (NPPF).
- The Parish Council have examined the applicant's proposals for traffic management and diversion routes during construction and they do not appear to impact traffic flow through Coddington. The Parish Council seeks reassurance that the signage and traffic controls during diversions do not result in additional vehicles, especially HGVs, travelling along the weight restricted roads of Beckingham Road and Drove Lane in particular.

**c. Examination of Newark and Sherwood District Council Amended Allocation and Development Management DPD – First Hearing 10am on 5<sup>th</sup> November at Castle House.**

Councillors agreed to leave any further comments until the Planning Committee stage.

**d. 24/01856/TPO For information only – 22 Beaconsfield Drive, Coddington**  
Removal of dead Scots Pine.  
Noted.

## 24-102 Administration

**a. To consider Neighbourhood Plan councillor training.**

The Clerk advised that the Society of Local Council Clerks (SLCC) had offered Neighbourhood Plan training for councillors this year. **The Clerk** to ask them about training dates in 2025.

**b. To finalise arrangements for Carols Round The Tree event.**

Councillors agreed a date of Saturday 30<sup>th</sup> November to get the tree to the Community Centre and to decorate it. **Cllr Allen** to assist with the felling and to provide a trailer to transport the tree. **Cllr Ayers** to collect the new banner from County Signs and complete a risk assessment for the event. **Cllr Hudson** to consider his karaoke speaker as the PA system. **The Clerk** to ask the school whether the children could make decorations for the tree. Proposed by Cllr Armstrong, seconded by Cllr Ayers, Councillors agreed to the purchase of two £15 book tokens to be used as prizes for the best decorations. The Band, the School Choir, Reverend Phil and all village groups have confirmed their attendance. Helpers will be needed on the night.

**c. To consider a response from Via regarding double yellow lines on Newark Road.**

As advised by Co Cllr Darby under agenda item 24-96 above.

**d. To confirm the letting of two vacant allotments.**

Cllr Parrett confirmed that two vacant allotments had now been let to Coddington residents.

**e. To consider liability insurance for the allotments.**

It was resolved that allotment holders be offered the liability insurance from the National Allotment Society, which is free of charge through the Parish Council membership of the NAS. **The Clerk** to write to all allotment holders to offer the insurance and then arrange cover with the NAS.

**f. To confirm receipt by all councillors and employees of a copy of the 'Sexual and General Harassment Policy & Procedure' document.**

All councillors and employees have received a copy.

**g. To consider community flood protection equipment required when applying for the Newark and Sherwood Community Flood Resilience Grant.**

**The Clerk** to write to all residents in the Thorpe Close/Morgans Close area to establish which equipment would be most beneficial to them.

**h. To consider a broken bench on Drove Lane.**

Proposed by Cllr Hudson, seconded by Cllr Mosedale, Councillors agreed the purchase of a new bench at a cost of £391.07 plus VAT.

**24-103 Finance**

**a. To receive and accept accounts for October 2024.**

Proposed by Cllr Armstrong, seconded by Cllr Mosedale, the accounts for October 2024 were approved and signed by the Chairman.

**b. To approve expenditure at 7<sup>th</sup> November 2024.**

Proposed by Cllr Parrett, seconded by Cllr Armstrong the following payments were approved:

HMRC (Sep 2024)	225.04
Jubilee Room Hire (May-Sep)	60.00
Poppy Wreaths x 2	46.00
Materials - Village Sign Repair	50.00
Spring Bulbs – Millennium Garden	49.62
D Lyne – Verges 29/9/24	626.40
Willsons – Tritax Leaflets	125.00
NSDC – Dog Bin Emptying	35.88
Flowers – Thank You Gift	8.97
Cable Ties for Lamp Post Poppies	4.39
Printer Ink	11.99
Noticeboard Repairs	50.00
Christmas Banner	120.00

**c. To note that the Clerk's pay increase for 2024-25 has been set at £0.63 per hour and will be back dated to 1st April 2024 or date thereafter as applicable.**

Noted.

**d. To consider a request from the Parochial Church Council to assist with the funding of work to several trees.**

Proposed by Cllr Armstrong, seconded by Cllr Ayers, Councillors agreed to donate £1,000 (one thousand pounds) towards the cost.

- e. **To consider a request from the Community Centre Association to cover the cost of an annual service to a surge protection unit at the Community Centre.**  
Proposed by Cllr Ayers, seconded by Cllr O'Donnell, Councillors agreed to cover the annual cost of £252.00 plus VAT.
- f. **To consider bank charges and interest rates on Unity Bank accounts prior to transfer of banking.**  
Proposed by Cllr Armstrong, seconded by Cllr Mosedale, Councillors agreed to the monthly current account fee of £6, which would be adequately offset by the higher interest rates on the savings accounts.
- g. **To agree the costs of a bin for the Millennium Garden and bin lids for two bins on Newark Road.**  
**The Clerk** to contact the District Council to ask them to replace the two open bins on Newark Road with covered bins and to provide another covered bin for the Millennium Garden.
- h. **To agree the Clerk's membership of the Society of Local Council Clerks at a cost of £160.00 (£10 joining fee and £150 annual subscription) effective from 1<sup>st</sup> January 2025.**  
Proposed by Cllr Armstrong, seconded by Cllr Ayers, Councillors agreed to the SLCC membership.

#### 24-104 **Reports and Correspondence**

- a. To receive a report on the Safer Neighbourhood Group meeting.  
Cllrs Armstrong and Parrett attended the meeting in October. Burglaries are an issue with break-ins at back doors. Advice given was to get an alarm system or a Ring Doorbell (or similar) for back doors. Cllr Parrett suggested an item in the CVN with advice on security. Speeding is another issue which was discussed.

*At 9.30pm Cllrs agreed a proposal by Cllr Armstrong to extend the meeting.*

- b. To receive a report on the Millennium Garden.  
There was a good turnout for the tidying of the Millennium Garden. Trees and plants were cut back and approximately 300 spring bulbs were planted. The Chairman thanked everyone who had helped.

#### 24-105 **To receive items for immediate note or the next agenda.**

- A fly-tip at Pages Wood was reported. **Cllr Ayers** would assess the situation.
- Structure requests received from two allotment holders. **Cllr Parrett** to assess the requests.
- An email received from the Community Centre Association relating to a removed tile on the roof of the Community Centre. **Cllr Ayers** to liaise with the CCA.
- The Parish Council have been asked to take on the Neighbourhood Watch Scheme. **The Clerk** to find out what this entails.
- A complaint had been received from an allotment holder relating to another allotment holder using land outside their boundary. **Cllrs Hudson and Parrett** to review.
- Two allotments would need warning letters at the end of the month if no further work had been done to them.
- **The Clerk** to obtain a map of all trees in the village with TPOs from the District Council.

**24-106 Date and time of the next meetings:**

Parish Council meeting – Thursday 9<sup>th</sup> January 2025 at 7.30pm in the Community Centre.

Precept meeting - Thursday 5<sup>th</sup> December 2024 at 7.30pm in the Community Centre.  
(Please note change of time and venue).

*The meeting closed at 9.55pm.*