

Coddington Parish Council
Minutes of the Meeting held on Thursday 6th February 2025
at 7.30pm in the Community Centre

Present: Cllr Ayers (Chairman), Cllrs Mosedale, Allen, Armstrong, Hudson, Jarvis, O'Donnell, Parrett and Quayle. Dawn Hockenhull (Clerk).
Dist Cllr Lee. Two members of the public.

25-12 To allow for public participation (limited to 15 minutes).

The Chairman of Coddington Community Association provided the Parish Council with a report of works needing to be done at the Community Centre. These included upgrading of heating, hot water and wastewater systems and setting of a new footpath. *Cllrs discussed the report under Agenda Item 25-18d.*

25-13 To receive updates from County and District Councillors.

Dist Cllr Lee introduced Jeanette Barlow who stated that she would be standing as a candidate at the County Council elections in May this year. Dist Cllr Lee spoke about the expected restructure of local government authorities into a unitary authority.

Dist Cllr Lee and the Chairman of the CCA left the meeting at 7.55pm.

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

25-14 To consider any apologies for absence.

No apologies of absence from Parish Councillors.
Co Cllr Darby and Dist Cllr Oldham sent apologies for being unable to attend.

25-15 To record declarations of interest from members in any item to be discussed.

There were no declarations of interest.

25-16 To approve the minutes of the meeting held on 9th January 2025.

Cllr Armstrong noted that under Agenda Item 25-06c 'increased value in traffic.....' should read 'increased volume in traffic.....'. Following this amendment, the minutes were unanimously agreed.

25-17 Planning and Consultations

- a. **24/02218/OUTM** Land South of Sleaford Road, Coddington – Development of site for distribution uses (Use Class B8) including ancillary offices and associated works including access, car parking and landscaping.

The public consultation on 30th January was well attended (circa 60 attendees) with presentations from Tritax and the Parish Council. Dist Cllr Lee spoke on various aspects and Dist Cllr Oldham also spoke briefly. It was a worthwhile event with members of the public making relevant observations and asking various questions. The Parish Council objects to the application as it is in contravention of the Local Plan in several areas. Concerns include the impact on the natural landscape, the need for road infrastructure improvements to support the development, land south of Newark should be utilised first, the visual impact on Coddington residents, traffic impact locally, flood risk, the height of the new warehouses, lack of screening to

reduce the visual impact and the impact on Coddington residents of noise from reversing HGVs particularly at night time.

The Parish Council also drafted a proposed layout showing a potential scheme which would allow more screening to Drove Lane, for inclusion in the comments on the application.

- b. **25/00118/S73M** Land Off A17, Coddington - Variation of condition 1 to amend the approved plans attached to planning permission 22/02427/RMAM Reserved matters application pursuant to application 20/01452/OUTM Erection of one distribution building (Use Class B8) together with ancillary offices, plot access, car parking and landscaping.
No objections.
- c. **25/00021** For information only. Land off Yew Tree Way – Remove holly tree.
Noted.
- d. **25/00059** For information only. All Saints Church, Chapel Lane – 20o Taxus Baccata reduce height to 2.5 to 3 metres in order to maintain the trees as non-overbearing on the entrance paths.
Noted.
- e. **Nottinghamshire and Nottingham Waste Local Plan: Main Modification Consultation.**
No comments at this time.
- f. **Winthorpe with Langford Neighbourhood Plan Consultation.**
No comments at this time.
- g. **Application by National Highways for an Order Granting Development Consent for A46 Newark Bypass (TR010065).**
No further comments at this time.
- h. **Examination of Newark and Sherwood District Council Amended Allocations and Development Management DPD.**
No further comments at this time.

25-18 Administration

- a. **To consider the resignation of a member of the Parish Council.**
The resignation of Cllr Debbie Brooks was accepted by the Parish Council.
- b. **To consider the co-option of a new councillor to fill one vacancy.**
The Clerk to advertise the vacancy in the CVN, on social media and on noticeboards and to advise the District Council.
- c. **To consider a new representative for Coddington Community Association.**
Cllrs voted unanimously for Cllr Quayle to be the Parish Council representative.
- d. **To consider heating issues/energy survey at Coddington Community Centre.**
Cllrs agreed the works to be completed. **The Clerk** to advise the Chairman of the CCA to obtain 3 quotes for each piece of work and to advise him to speak to Tritax for the funding.
- e. **To appoint an internal auditor.**
Cllrs agreed to appoint Paul Russell at Parish & Town Auditing Services.
- f. **To arrange siting of a new bench.**
It was resolved that the new bench would be sited on Drove Lane.
- g. **To discuss vacated allotments.**
Two allotments have come vacant. **The Clerk** to contact the next resident on the waiting list in the first instance.

h. To consider tree pruning at Old Hall Gardens.

Cllrs agreed that the Parish Council would arrange the pruning. **Cllr Quayle** to prepare a report.

i. To discuss the proposed summer event.

The Summer Fete to be held on Saturday 28th June 2025. A meeting had already been arranged to discuss.

j. To discuss the proposed garage sale.

The garage sale to be held on Saturday 26th April 2025. **Cllrs Quayle and Mosedale** to design a poster for inclusion in the CVN, on social media and noticeboards.

k. To consider Parish Council emails and retention of documents.

The Clerk advised that as all Councillors are now using Parish Council email addresses, all Council communications on any personal email address must be deleted or forwarded to the Councillor's PC email address if still needed. Councillors will be asked to sign to confirm completion in 2 months' time. Also to comply with GDPR, it was agreed that **the Clerk, Cllr Mosedale and Cllr Jarvis** review documents stored at the Scout Hall and dispose of or archive as required.

l. To arrange the Annual Parish Meeting.

To be held on Thursday 24th April 2025 at 7.30pm in the Village Hall. **The Clerk** to contact village organisations to advise them of the date.

25-19 Finance

a. To receive and accept accounts for January 2025.

Proposed by Cllr Armstrong, seconded by Cllr Hudson, the accounts for January 2025 were approved and signed by the Chairman.

b. To approve expenditure at 6th February 2025.

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

Bounceabout Deposit – Summer Event	25.00
Karen Darwen Face Painter – Summer Event	130.00
Willsons – Tritax Leaflets	125.00
Book Swap Repair	30.00
New Councillor Training	45.00
Printer Ink	11.99
SLCC Membership	160.00

25-20 Reports and Correspondence

a. Letter from Elston Parish Council – '20's Plenty for Us' campaign.

Noted but not relevant to Coddington.

b. Email from Dist Cllr Lee – green space on Stirling Drive.

The Clerk to invite Dist Cllr Lee to the next Parish Council meeting to discuss.

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

25-21 To receive items for immediate note or the next agenda.

- Cllr Parrett was concerned that the height restriction barrier at the Community Centre is being left open. **The Clerk** to speak with the Chairman of the CCA.
- Cllr Ayers requested that a face-to-face meeting with Co Cllr Darby be arranged which Cllr O'Donnell would also attend. **The Clerk** to arrange.

25-22 Date and time of the next meeting:

Parish Council meeting – Thursday 6th March 2025 at 7.30pm in the Community Centre

The meeting closed at 9.35pm