Minutes of the EXTRA-ORDINARY MEETING of CODDINGTON PARISH COUNCIL held on Wednesday 9TH September 2026 at 7.30pm in the Community Centre

Present: Cllr Ayers (Chair), Cllrs Armstrong, Mosedale, O'Donnell, Parrett and Quayle
Dawn Hockenhull (Clerk)
County Councillor Janette Barlow and District Councillor Kay Smith
One member of the public.

26-80 **To allow for public participation (limited to 15 minutes)**
A resident of Parklands Close attended to object to the planning application 26/01361/PIP *(agenda item 26-83)*. The resident stated that they also represented several other residents of Parklands Close. There were concerns of the damage which might occur to the road, particularly as it is a private road with the residents being responsible for maintenance and repair. They would need assurance that any damage to the road would be made good. The increase in traffic during construction and afterwards would also be an issue, and which in turn, could also see an increase in accidents. The residents would need calming measures in place along the road. Another concern was the possibility of further development around Parklands Close should this application be approved. A request to ringfence this application would be made, to ensure no further developments could go ahead.

26-81 **To consider any apologies for absence.**
Apologies were received from Cllrs Allen, Jarvis, Pickwell and Thompson and were accepted by the Parish Council.

26-82 **To record declarations of interest from members in any item to be discussed.**
None.

26-83 **Planning Application 26/01361/PIP** Parklands Paddock, 15 Parklands Close, Coddington – Permission in principle for a minimum of 3 dwellings and maximum of 6 dwellings.
The Parish Council unanimously objected to the application, even given that the number of dwellings has been reduced to minimum 1 and maximum 2, Concerns included that the development would be in open countryside, within the Coddington Conservation Area and within the Main Open Area of Coddington. Extra traffic would see an increased risk to pedestrians who already use this route to access a nearby public footpath, and the route is through a narrow access with high fences and with no pavement along Parklands Close. This is particularly significant in that the proposed Tritax biodiversity area would see footfall increase along here. Vehicular access is already tight and utility/emergency vehicles would have difficulty reaching the new properties. Access to the new properties would be through the applicant's front garden.

26-84 **Planning Application 26/01304/HOUSE** Hilltop Farm, Balderton Lane, Coddington – Erection of a single-storey stable and storage building.
The Parish Council voted to accept the application with four Councillors voting in favour and two against.
They did, however, question the hole in the wall at the property. Is this for access or would it be mended? The concern being the danger that access here would pose, being at the top of a hill. They also questioned why the stable/storage building was not being built close to the livestock fields, further away from neighbouring houses?

26-85 **To receive items for immediate note or the next agenda.**
None.

26-86 **Date and time of next meeting:**
Parish Council Meeting – Thursday 5th November 2026 at 7.30pm in the Community Centre.

The meeting closed at 8.05pm.