**Shireoaks Parish Council**

**Minutes of the Meeting held on 19th September 2016 at 7.15 p.m. in Shireoaks Village Hall**

**Present**:

Councillor P Blagg (Chair)

Councillors I Jones, B Ayton, G Robinson, M Wild and R Hauxwell.

M Welch (Clerk)

There were two members of the public present.

**5316 Apologies**

Apologies had been received from Councillor S Fielding, S MacDonald and District Councillor David Pressley.

**5317 Delaration of Interest**

Declarations of interest was made by Councillor P Blagg for the planning application.

**5318 New Application**

16/00968/OUT Wood End Farm and land Coach Road, Shireoaks - Outline planning with some matters reserved (Access) for a Residential Development for the Demolition of Existing Farm Buildings and erect 73 dwellings and Construction of new access -

Councillors considered this application having given due regard to the objectives and policies set out in the Shireoaks Development Neighbourhood Plan 2015-2028.

1. As shown in the Neighbourhood Plan the Parish Council strongly objects to the Bassetlaw District Council’s proposal to include land off Shireoaks Common as a preferred location for future housing in the district. The Parish Council strongly objects to this application to build 73 dwellings and construct new access at this location

2.  Village identity was added to NP after wide and prolonged consultation in the village .Only the A57 would divide us from Gateford. The Parish Council supports the views of local residents that they do not wish to see any new large developments in the village.  They do not wish to see their village overdeveloped.  Over 90% of residents, who completed a Neighbourhood plan questionnaire in 2013, said they did not want any more developments in the village. (A copy of the results of the questionnaire can be provided on request).

3.   There are already flooding issues of concern to the Parish.  We consider that the new development will exacerbate the current situation.

4.   BDC allowed a large scale housing development to be built (North Homes and Bovis) on a flood plain, which resulted in serious village flooding in 2007.  There has been no significant flood alleviation since 2007.

5.   Dykes and ditches on local authority land are not maintained.

6.   Gardens have flooded on a regular basis.  Property owners are generally living on waterlogged ground particularly at this end of the village where new development is proposed.

7.   If the land is developed and the water diverted, there is concern as to where this water would go.

8.   A57 Ring Road – Approximately 1.5KM of the A57 trunk road/Worksop bypass drains directly onto the site via a 750mm diameter and a 350mm diameter culvert together with open dyke drainage ditches from Fox Covert and across the Yorkshire/Nottinghamshire boundary.  Consideration must be given to the maintenance of the ditch on this site.

9.   When outline planning consent was considered for the existing housing development off Shireoaks Common (Bovis 133 houses), the Parish Council and residents made objections regarding the prospect of problems with drainage and the possibility of other areas within the village becoming flooded.  Their concerns were overturned and the development went ahead, but they have since materialised, with houses on Shireoaks Common being affected by flooded gardens to a greater degree than happened before this building took place.  The old part of the village flooded in 2007.

10. The Parish Council is also aware of other developments within a few miles from this one.  There is therefore a risk of over development which would again contribute to the above and cause more flooding in the village.  Some of the other sites are far more suitable for housing.

11. There is only 1 road through the village divided by a busy railway crossing, which is also constricted in front of Shireoaks Row by parked cars, sometimes on both sides.

12. Another development of this scale will create too much additional traffic.

13. Regular queues of traffic stand at the railway crossing when the gates are down.  These queues can stretch as far as Church Corner on one side and Monks Way on the other side.

14. There are parking problems within the village, causing restricted vision on turnings and difficulty for buses to take/drop off passengers and this development will increase parking.  Before the site is occupied the new access on Site 195 should be put in to avoid further problems at the school entrance.  We agree with Highways that the speed limit should be extended.

15.  B­efore the application is approved, the parish council would like the planning committee to take a look on the the design and position of the entrance to the larger part of this application,it is sited only about one hundred metres from the entrance to the other new entrance which is to be constructed to access the other part of this application which on the other side of the road.

The parish council thinks that a better and safer access should be positioned at the entrance­ to Coach Road a proper roundabout should be constructed at this point, this would have two beneficial points. It would do away with construction of a dangerous junction, and also it would have the affect of slowing down the traffic entering Shireoaks from the A57.

16.   The infrastructure is inadequate to support another housing development and there is already sufficient housing in this village.

The attraction of living in Shireoaks is its village appeal and the fact that it is surrounded by nature.  This means you are not in the midst of a large urban conurbation and we would request that attention be given to the Neighbourhood Plan.

The site does not comply with surveys carried out by both BDC and Neighbourhood Plan (NP) which identified the need for affordable homes and accommodation for the elderly.

The village does not need 4/5 bed homes. This type of housing will turn the village into a dormitory settlement with the loss of community integration and activities. The reason many people want to live in Shireoaks in the first place.

The developer needs to fund or provide affordable homes. They also need to integrate affordable homes not isolate them to one side of the road. This can be seen as stigmatising this group of people.

If this application is accepted in detailed plan developers need to be mindful of flooding issues

a.    NP recommends retention of surface run off within the site.

b.    The build should make use of water recycling

c.    The build should install permeable driveways and footways. (NP examiner agrees with this proposal)

d.    Plan blocks a known wildlife corridor between woodlands, Coachwood Road and 195 site.

4a on 195 the corridor is between the industrial and housing developments, this corridor is used by deer and badgers along with birds and other wildlife.

If this application is successful we would ask for particular attention to be given to village integrity and the Neighbourhood Plan, traffic access with the installation of a proper roundabout and flooding concerns.  Dykes and ditches should be maintained and provision made for the maintenance of the boundary hedges.

Shireoaks should remain a village and be separate from Worksop.

**5315 Date of  next meeting**

Tuesday 11th October

The meeting closed at 9.10p.m.