

Approved Minutes of the meeting of Aslockton Parish Council held in the Thomas Cranmer Centre, Aslockton, Nottinghamshire on Tuesday 30th June 2015 at 7.00pm.

Present: Cllrs M Barker, K Auckland, C Haslam, M Lowth, A Crowley

Also present: Cllr M Suthers; Clerk - Miss M Rogers, 73 members of the public

Apologies for absence

Ms/Mrs Sue Isherwood, Mr and Mrs Perkins (Cliffhill Lane), the Fowler household (Mill Lane), Mr and Mrs Probert (St Thomas Drive).

Declarations of Interest

None.

Public meeting to discuss planning application 15/01204/OUT concerning land north of Abbey Lane, Aslockton. Applicant: Davidsons Development Ltd. Outline permission sought for up to 65 residential dwellings.

Introduction from the chairman of the meeting Cllr Barker:

- The format of proceedings was to be that the councillors would be listening to the views of villagers at this meeting before deciding whether to object or not to the application at the next scheduled parish council meeting on Monday 13th July. The councillors would note the sentiments and comments expressed but comments to Rushcliffe had be based on 'material planning considerations'.
- Contributions from the public were to be directed through the chair with individuals giving their names and the road they live on before speaking for the purposes of minuting the meeting.
- Cllr Barker explained that planning documents had arrived: councillors had been examining them and making notes. The application can be viewed online – RBC website, planning section.

Mr Chris Smith, Abbey Lane.

Mr Smith presented some slides showing flooding in the area of the proposed housing development. The developers at their public exhibition event a few weeks ago said there would be no extra risk of flooding if the application was successful. The application states that none of the site is susceptible to flooding. However Mr Smith showed photos taken in 2006 & 2012 of the view over his back fence. Flooding happens roughly every other year Mr Smith said – currently the water sits around for a bit then evaporates. Water used to drain into a dyke which ran towards Scarrington but this dyke is now no longer filled in so is no longer fulfilling the function of taking excess water which is why there has been water standing

at the back of the bungalows – the question is if the land is built upon; where will the water go? An objection to the application is that this water/flooding issue has not been sufficiently addressed.

Mr Smith also showed slides of the plans he was provided with at the time of his house purchase. According to the Land Registry Mrs Margaret Bissell owns three times the land in that part of the village: would this be a foot in the door & further planning applications could follow?

Mr Brian Crawford, New Lane.

Mr Crawford had sent the parish clerk an email confirming that the dyke which used to run along the verge of Abbey Lane has been filled in for over 30 yrs so now surface water gets trapped in fields behind the bungalows on Abbey Lane. "With regard to the surface water attenuation area to the north of the site there is no indication where it discharges to".

Mr Stan Clough, Hideaway, Main Street.

Mr Clough asked how many households are there currently: 396 (Cllr Barker confirmed). Taking into account all proposed large housing developments there would be 50% extra houses and this would have a huge impact on infrastructure. Congestion will get worse (**Cllr Barker** pointed out here that the developers were suggesting that there would be no substantial impact on the amount of traffic/congestion). There are other areas nearby better suited for this sort of development eg the RAF Newton site.

Mr Brian Marshall, Abbey Lane.

- Mr Marshall queried the width of the entrance to the site – is it enough? There is supposed to be 5.5m for a carriageway + 2m either side for walkways however the developers had asked for one way to be just 1.5m. The paddock next to the proposed site is within the conservation area so more sacrosanct than the owner's other land – eg probably an application for housing would not be attempted at that exact spot.
- There would be an impact on the sewage network from extra housing.
- On Zoopla NG13 there are 78 houses available to buy and 9 for rent so doesn't indicate any demand for large scale housing developments in the village.

Cllr Barker commented that there had been problems already with sewage – the main pipe has ruptured twice in the last few years. A point to follow up with STW: STW should be a consultee on this planning application.

Mrs Heather Fox, Abbey Lane.

Since the RBC Core Strategy has been adopted; the impression given is that this area should only have small development/infill to meet local needs. No 'rural needs survey' was included in the outline application added **Cllr Barker**. Cllr Barker questioned the accuracy of these types of surveys anyway (thinking back to the Crawfords Meadow Survey which seemed to be a bit of a fudge).

Mr Alan Folwell, Main Street.

Mr Folwell wondered how robust RBC would be in their assessment. Politicians and planners need to be lining up together to demonstrate the lack of housing need in Aslockton. Mr A Pegram, head planner at RBC has been quoted as saying the borough now has its 5 year housing supply allocated (mainly with the housing planned for Gamston, Edwalton, Bingham etc).

Ms/Mrs Freda Harrison Abbey Lane.

Ms/Mrs Harrison said she could bear witness to Mr Smith's presentation on the flooding/surface water issues having seen the flooding herself.

Mr Paul Spencer, Abbey Lane.

When the sewage pipe burst last time, he had talked to an operative on site who said the pipes would not be improved for new housing (anecdotal evidence!). The developers by contrast said the infrastructure could be improved.

Mr Stan Clough, Hideaway, Main Street.

Mr Clough felt with all the points made so far there was plenty to use in a battle so many allies the sewage, flood water, RBC don't want any more houses, all comes together against the plans.

Cllr Haslam said at this point that individual letters/online communications were needed from as many residents as possible to strengthen the case.

Mr Philip Simpkin, Abbey Lane.

Is secondary education available for the new families of any potential development? Bingham is getting 1000 new houses anyway. **Cllr Barker** said that was supposed to be considered with some money from developers being suggested but what about the space/quality of the facilities – **Cllr Suthers** added that Toot Hill was already close to 2000 pupils; 300 intake each year with pupils from Newark & Farndon and beyond included.

Ms/Mrs Stella Watts, Abbey Lane.

Ms/Mrs Watts had had to put her child's name down for nursery when she was 6 months pregnant to get a place and at the school a year before her child was at school age.

Mr Philip Simpkin, Abbey Lane.

Mr Simpkin commented on the visual impact eg view over to Scarrington, dog walkers/recreation affected. MB material planning consideration on open countryside and that is admitted by developer also the conservation area status.

Mrs Gill Bastable, Abbey Lane.

Mrs Bastable was concerned that insurance premiums go up with increased risk to flooding.

Mrs Heather Fox, Abbey Lane.

Asked about pursuing the possible archaeological value of the site point. Cllrs commented that a 'desk bound survey' had been completed. With a 'geo-phys survey' findings in the centre of the site could mean trial trenches could be dug to assess further. This is what happened re the Cliffhill Lane site. APC can make representations on the need for more research to be done in this regard.

Mr Chris Smith, Abbey Lane made the point that with the individual objections as well as APC's objection; anyone over 18 in a household can object.

Cllr Barker asked for a show of hands from the floor in support of/against the application: there was an **overwhelming 'no' to the development; nobody voted in favour or abstained**. The councillors and clerk did not vote.

Cllr Barker said that the material planning considerations have been already been looked into and summarised by Cllr Auckland and himself: a flyer detailing these will now be circulated around the surrounding area but councillors advised that people need to be creative and build on the bullet points.

17th July is the new closing date (negotiated with **Mr Gareth Elliot** the lead planning officer). Cllrs will bundle them up and hand deliver to RBC or residents can respond online.

Update on the outline application to put housing south of Abbey Lane:

Cllr Barker confirmed that the appeal would commence on 7th October 2015. **Cllr Suthers** added that by the time of the inquiry opening there will be a rough timetable available to give an idea of when when local residents can give their representations.

Update on the outline application to put housing off Cliffhill Lane:

This has been refused by planning officers at RBC but the applicants have a period of time in which they can decide to appeal. Over 100 objections went in to RBC regarding Cliffhill Lane.

Cllr M Suthers, NCC and now RBC Elected Representative for Aslockton:

Cllr Suthers summarised the situation with the housing applications.

The first application, **south of Abbey Lane**, involving the greatest number of dwellings, was made before RBC's Core Strategy was adopted: when considered by the planners; they could only refer to an earlier planning framework. NCC did not object and RBC planners recommended approval – the application was only stopped at that point by the feeling of the villagers and parish council; which led to the objection of the borough councillor for Aslockton at the time; which brought the matter to discussion at the RBC Development Control Committee – where it was then objected to.

The second and third outline applications have been different in that the planners now have to follow the guidelines set out in the Core Strategy. NCC are against the **Cliffhill Lane development** because of the potential archaeological worth of the site (this may end up being the case for land north of Abbey Lane also) and the planners have refused the application (the borough council as a whole is doing enough on housing now the Core Strategy is in place so RBC are not encouraging this type of application in outlying rural areas).

Cllr Suthers has been asked by NCC for his thoughts ahead of their submission as a consultee to the application for land **north of Abbey Lane**. Cllr Suthers has personally been against all the applications and has lobbied Robert Jenrick MP accordingly (as did Aslockton villagers when the MP visited last year). Cllr Suthers reiterated earlier sentiment that as many individual objections as possible are required.