

## MINUTES OF COLLINGHAM PARISH COUNCIL HELD ON 26 JULY 2012 IN THE YOUTH AND COMMUNITY CENTRE, LOW STREET, COLLINGHAM

In the extended open forum of this meeting, parishioners made the following points regarding the Braemar Farm Development:

Housing development is inevitable, but the character must be maintained. The speaker preferred a local developer who had ties to the village.

Facilities for residents, such as a hydro-pool, would be better than housing.

It was queried why 80 houses were stated in N&SDC documents, but the development was for 150 dwellings.

It was considered that the open spaces in the village should be protected and the Braemar Farm development was preferable though too large.

A resident asked about the responsibilities the Parish Council has for rights of way. It was explained that all planned developments which had a right of way on them were reported to Nottinghamshire CC who had a statutory duty over rights of way.

A resident queried the code of conduct for declarations of interest in items on the agenda. It was explained that there were three councillors with interests under agenda item 2(b) and none of those councillors were present.

A resident who lived near Braemar Farm was opposed to it, but thought that if it had to happen there should not be just one road through the development. Two roads from Swinderby Road and Station Road would stop through traffic.

Concerns about the village envelope being enlarged and the impact of this in future developments were expressed.

It was considered that 'industrial units' were not needed in the village.

Concerns about traffic and the size of the development were raised by several residents.

Mr S Wright of Gusto Construction asked for the opportunity to reply to some of the points raised: he stated that developers had to pay a community infrastructure levy of £4000 to £5000 per property to be used for the benefit of the Newark and Sherwood area in general.

The retirement homes (C2) would be either sold or rented and would have community facilities and the land around them would be maintained and managed. The minimum age for occupancy of these dwellings would be 55.

N&SDC had approached the developers to provide a link road.

A resident reported his concerns about the movement of dumper trucks along Station Road from the Gusto Construction building site.

Mrs Scott reminded all residents about the Local Development Framework/DPD and encouraged them to submit their comments by 31 July 2012.

**Present:** R Scott (Chair), C Allen, M Dowell, D Evans, C Moody, T. Ozbourne, V. Wright.  
DC M Shaw. From 8.15 pm Mr Dove, Mr Norcott, Mrs Parkin

### 1. Apologies: Notts CC V Dobson

### 2. Declarations of interest:

(a) To declare any personal interests in any items on the agenda and their nature

(b) To declare any prejudicial interests in any items on the agenda and their nature.

Mr Dove had declared his pecuniary interest in the land for the proposed 'Collingham Park', items 6 and 8.

Mr Norcott had declared a conflict of interest in owning land adjoining the proposed 'Collingham Park', items 6 and 8.

Mrs Parkin had declared a pecuniary interest arising from property adjoining the proposed Braemar Farm development, items 6 and 8.

These three councillors were not present during the open forum and the opening of the meeting. Standing Orders were therefore suspended to bring forward agenda item 6, planning application for Braemar Farm, 12/000895/OUTM and item 8 N&SDC LDF/DPD comments by the Parish Council.,

It was proposed by Mrs Scott, seconded by Mrs Wright, that an exclusion motion for item 15 Collingham Village Centre be put forward by reason of the contractual matters to be discussed. The resolution was carried by six votes in support with one abstention.

## **6..Planning application 12/00895/UTM**

At the meeting of 12 July 2012 queries were raised with N&SDC Planning Department and the following replies given:

The C2 extra care units would need another planning application if they were to change to C3 (standard housing) dwellings.

Despite approximately twenty e-mails to Network Rail no reply had been received. Notts CC were trying to meet with Network Rail about Cross Lane. N&SDC Planning considered that at 5.5 metres, the road was wide enough for all vehicles, including agricultural ones.

With regard to the total number of dwellings to be built by 2026, N&SDC could not stop planning applications being made but such applications would have to be assessed against the development plan and any other material considerations.

N&SDC are checking with County Highways, Natural England, the Education Authority and other relevant parties, who will advise if the information submitted is adequate for them to comment appropriately.

It was decided that each councillor would state their opinion on the planning application:and several councillors were concerned by the number of dwellings proposed. Also the Parish Council has resolved that if Cross Lane is closed a replacement road should be provided. Several councillors were concerned that the proposed road would be used as a short cut through the village.

Councillors were not opposed to employment being brought to the village.

Two councillors considered that problems with the road could be solved and that the Braemar Farm development would be best for the village.

12/00895/OUTM	Braemar Farm outline application for mixed use development comprising of 90 dwellings (including affordable housing) up to 60 class C2 extra care units and up to 0.75 ha use class B1 employment developments and public open spaces	NOT supported by a majority (5 against 2 for) of those present, by reason of: Highway safety, layout density, wildlife impact, access (lack of clarity on Cross Lane closure), landscape, parish plan, and open swale and link road could pose a threat to children's safety.
---------------	---	--

## **8. Newark & Sherwood District Council Local Development Framework – publication**

**Allocation & Development Management DPD:** it was agreed that the response to this document would be:

“P 29 2.10 there is an error in line one in that 1% is given as the amount Collingham needs to grow. Other information refers to 10%.

Under the heading 'Mixed Use Development' Mixed Use Site 1 (Co/Mu/1): we note that reference is made to 80 dwellings (the residual requirement for Collingham). Collingham Parish Council wishes to emphasise that this should be 80 dwellings of any class or type, not just C2. (There is no mention

of class C3 habitation in these documents). We are not opposed to B1 development.

In the paragraph which starts 'provision of access points' details of vehicular access through the site is mentioned, and goes on to say 'to accommodate the vehicle movements associated with the sites development and established farm traffic in the area'. The Parish Council does not consider a road through a housing development should be used by farm traffic. Farm traffic uses Cross Lane, which should be kept open or a short replacement road be built if the crossing is closed. Local farmers have informed us they would not use a road through a housing development with modern equipment, they would instead use the High Street an already overburdened A road through a very busy village, with many side exits and entrances. Indeed, a high proportion of traffic from any new development would have to use the High Street, entering and exiting at only two points.

Increased traffic is a major problem for our village before any development takes place. There is nothing mentioned in your document about addressing traffic problems in a principal village. The increased traffic flow would cause many problems for those already living in the village.

We consider that any developer should provide full, current information about the infrastructure of the village before applying for planning permission and again before work commences, so that problem areas - such as schools, medical provision, sewage and traffic - may be planned for. In the current climate it is usually some time before work commences so this information should be monitored regularly and infrastructure plans updated accordingly.

As stated in our original LDF submission, the Parish Council would prefer that there were smaller developments to achieve the growth imposed upon us, than one large development with one through road. This would also achieve the phasing as detailed in Collingham - Phasing Policy (Co/Ph/1). We support the definition of Collingham Local Centre and Main Open Areas."

The comments were proposed by Mrs Scott, seconded by Mrs Wright, with six in favour and one against the proposal.

This part of the meeting finished at 8.05 pm and resumed at 8.15 pm.

Mr Dove, Mr Norcott and Mrs Parkin joined the meeting at 8.15 pm.

**3. Minutes:** the minutes of the meeting of 28 June 2012 were approved, this was proposed by Mr Allen, seconded by Mr Ozbourne and supported by Councillors present at that meeting (8) with two abstentions.

**4. Progress reports:** (i) Mr Imrie has attended a stakeholder meeting between Network Rail and East Midland Trains, who have formed a partnership to run the car park. Charges were suggested at £2 per day with discounts for local residents, possibly as low as 50p per day. It was proposed that these discounted tickets are sold through local businesses.

(ii) Highways Department have been informed of blocked gullies when they were reported or noticed..

(iii) Rights of Way: work on NC FP 13 was due to start on Monday 30 July 2012. Local residents, when consulted, considered tarmac too urban, so crushed limestone would be put down initially.

NC FP 14: there had been an objection from a local landowner , Notts CC therefore proposed that surfacing is carried out on the worst areas between the fences and where no objection has been raised. This was proposed by Mrs Scott, seconded by Mr Ozbourne, with 9 in favour and 1 abstention.

## 5. Income and Expenditure

D Lyne: grounds maintenance service June 2012	£433.33	£86.67	£520.00
PPSL 4 x litter pick and playground inspection including skatepark Inv no 324	£117.60	£23.52	£141.12
N&SDC non domestic rate bill Burial Ground South End	£120.00		£120.00

			<b>01/12/51</b>
E-on Jubilee Room electricity bill (paid by direct debit)	£24.13	£1.21	£25.34
Came & Company parish council insurance until 23.06.13	£2,363.39		£2,363.39
HRMC PAYE payment	£100.00		£100.00
Dean Nelmes repair to leak on basin in Jubilee Room	£35.00		£35.00
Repairing blocked main drain from toilet Jubilee Room including excavation, backfilling and testing	£160.00		£160.00

Mr Dowell queried why PPSL were paid for litter picking when volunteers did it regularly. It was explained that it was a question of liability and insurance, which PPSL had. Also, there would be times when volunteers were not able to litter pick.

Mr Dowell asked about signs on the Play Park, arising from comments in the insurance policy. Mrs Scott said she would check with the insurance company. Mr Dove suggested that Mr Dowell find out the price of suitable signs.

#### **6. Planning applications: (see 12/00895/OUTM above)**

12/00943/CAC	114 High Street – demolition of detached garages in conservation area 8 in favour, 2 abstentions
12/00988/CAC	Baptist Church, Baptist Lane – relocation of headstones The law regarding the moving of headstones was restated and it was agreed that Mrs Scott would contact English Heritage and the Ministry of Justice. This application was NOT supported by the Parish Council by reason of the archaeology of the site.

#### **7. Planning Decisions**

12/00432/FUL	2 Station Road, Collingham	Application for erection of a single storey front extension. Permitted full planning permission.
12/00678/FUL	52 High Street, Collingham	Application for a single storey side extension and external chimney stack. Permitted full planning permission.

**See Agenda item 8 above**

#### **9. Correspondence:**

Notts CC Highways Department were investigating the accident on the corner of Swinderby Road and High Street and looking into the viability of a crossing there.

The Parish Council had received a charming thank you card from C and M Palmer for their Jubilee medals.

The Say Yes to Newark Hospital Campaign is dropping their campaign for a judicial review and would be refunding all donations.

**10. Play area:** Mr Allen had e-mailed various groups about the refurbishment of the play area. Research was being carried out by some groups and other had answered a questionnaire. It was suggested by Mr Evans that Councillors on the Play area committee visit good local playgrounds. Advice would be sought from the Swinderby resident who worked on their grant.

**11. Community Emergency Plan:** Difficulties were being experienced with the St. John's course. The terms of reference for the committee to be agreed. All committee members were given the Notts CC emergency plan pack.

It was stressed that all local residents should apply for sand bags, these would only be delivered by

N&SDC when a severe flood warning was given. This item to be put on the agenda in October.

Mr Dowell left the meeting at 9.10 p.m. He declared an interest in Speedwatch, item 12 on the agenda and asked to be kept informed.

**12. Speedwatch:** Health and safety checks had been made on the original sites in the village by Nottinghamshire Police which means that Speedwatch can restart.

Mr Norcott no longer wished to be involved with Speedwatch, so Mr Ozbourne offered to keep records for the committee in liaison with Mr Allen and Mr Dowell. It was agreed to contact the police about Hi-vis jackets, but to use those in the emergency store in the meantime. It was agreed that further sites would be negotiated when more volunteers were available.

**13. Parish Council Insurance documents:** a list of queries was compiled:- insurance for volunteers; twice weekly inspection of play area in the winter; what information should be on signs at the play area; should parents supervise children on play equipment; burial ground not mentioned in schedule; were War Memorial plaques included?

Mrs Scott would contact Came & Company with these queries and report back as soon as possible.

**14. Vacancy for Parish Clerk:** so far three applications had been received with others expected. Councillors to look at the person and job specification circulated and comment by 31 July 2012.

All applicants to be invited to the Planning meeting on 16 August 2012 to meet all councillors informally before meeting..Interviews to be arranged with Mr Allen, Mr Evans, Mrs Parkin and Mrs Scott on the panel.

**16. Reports from councillors:** Mrs Wright reported hedges on Swinderby Road High Street had been cut back.

Mr Allen reported that Notts Wildlife Trust had been to look at the Himalayas Balsam along the Fleet and wanted to eradicate in the next two years.

Mr Dove asked for phone number to be changed on the Play park.

Mr Norcott asked if the police could be invited to another meeting of the Parish Council

Mrs Scott reported that Collingham Cricket Club had agreed a reduction in the height of the notice boards to 2 metres. The Parish Council wished to record their thanks to the Cricket Club.

Ms Jan Parley of Notts CC would come to the September meeting with proposals for the new decorative signs.

Safer Neighbourhood meeting would be on 6 August 2012 at the Jubilee Room at 6.30 pm

Standing Order 29 was suspended, at 9/29 pm, proposed by Mrs Scott, seconded by Mr Ozbourne with all in favour. The public and press left the meeting..

**15. Village Centre:** It was agreed to start initial discussions with Banks, Long about the possibility of purchasing the vacant Police Contact Point.

The contract between the eight parties for the LCS development and negotiations were on-going, but progress had stalled with some parties because of a change of personnel.

Meeting ended at 9.55 pm

37 members of the public present

2 members of the press present