

**TRESWELL AND COTTAM PARISH COUNCIL**  
**OFFICERS; CHAIRMAN - MR. RAY FOX**  
**TREASURER/SECRETARY - MRS. MARALYN PAPWORTH**

**Minutes of the Parish Council Meeting**

**held on Wednesday 20<sup>th</sup> July, 2016, 7.30pm in Treswell Village Hall**

**1. Councillors present/absent**

Chair welcomed all Councillors and parishioners to the meeting.

Present: Cllrs. Ray Fox , Fred Tomlinson, Tony Gamble, Helen Cope, Nicola Salter, Lynn Mockridge, Gill Lazenby, Tracey Street, Clerk Maralyn Papworth

Members of the public-Sharon Crossley, Mr. Moore, Denman, Phillips, Stafford, Farr, Mr/Mrs Thompson, Mr/Mrs McCaffery

Apologies for absence: Eileen Pillar

**2. Declarations of interest: None**

**3. Minutes of Meeting**

-Minutes of meeting held on Wednesday 18<sup>th</sup> May, 2015

Amended at 1. -to confirm Cllr. Mockridge's apology of absence

Amended at 2. 3<sup>rd</sup> line 'agent' - to include 'and parties with an interest'

They were then approved and signed as a true record. P/S Cllr. Street/Cope

**4. Matters arising from minutes- none**

**5. Designated time for public to speak**

Dominated by comments relating to Planning App. 16/00839/OUT with all matters reserved to demolish one dwelling and erect up to 8 dwellings, The Yews, Town Street, Treswell

-Cllr Fox explained that contrary to information in application details the PC had not been contacted by the applicant to seek support and the PC have not given its support. At a previous NDPing meeting Mr. Reece Musson of UKSD informed the meeting that his company was representing clients in the area and that planning advice had been sought of BDC for 2 locations in Treswell. He confirmed that an application in relation to the Yews at that time would not be supported by BDC ( for building up to 4?), but he had not as yet received a notice regarding the other application for advice.

Comments from the public who object to the planning application:

-Grade 11 listed building to the West, bat colony, barn owls, great crested newts, flight path for bees

-Residents survey NDP- development/renovation of existing unused farm buildings and infill to meet the needs of local population 6-14 over next 15 years, single dwellings not developments as application

-Concern for drainage/sewage - current drainage system is inadequate - drains overflow and stay full - regularly reported BDC for attention

-several inaccuracies, untruths and unrelated statement in application documentation which appears to be a model drafts that has not been made specific to this location/application successfully

-Local development framework and planning application regulations have, when applied to recent past planning applications, resulted in non-approval because the village is said not to be able to sustain development. The applications have referred to single infill development, therefore the village cannot sustain a single development of 8 dwellings

- Development of 8 dwellings is not in keeping with the character/needs of the village, will overwhelm Grade 11 listed building to the west
- contrary to the needs and aspirations of the residents as identified/surveyed for NDP process in April 2016
- Drainage/flooding- the beck recently rose by 6 feet affecting the Church, Rectory and the north side of properties along Town Street
- information supplied by applicant suggests that immediate near neighbours have been aware of proposed development by UKSD; untrue
- Development is currently outside the village envelope
- Past planning application for the demolishing of The Yews and building 1 dwelling was approved and would be consistent with NDP identified needs and aspirations
- Applications states that planning advice has been sought - advice given is not provided
- Highway issues identified; access on/off proposed development inadequate. Several vehicles using a single access will increase the dangers to existing road users and pedestrians. ? up to 16 vehicles cars and larger vehicles
- Consideration needs to be given to the access of emergency vehicles- fire engines

## 6. Planning Applications

16/00866/HSE Retain single storage building in rear of garden, 1 Cottam Road  
 16/00839/OUT demolish 1 dwelling, erect up to 8 dwellings, The Yews, Town Street  
 The council will deliberate at the end of the meeting.

## 7. Neighbourhood Development Plan

-requested a summary of survey to be delivered to all homes in Treswell and Cottam  
 -a community meeting to be arranged to maintain public interest and support  
 Next meeting Wed. 27<sup>th</sup> July 7.30pm

## 8. Financial

Clerk's accounts March-July 2016 presented for payment- Approved  
 Andy Collier Account NDP Survey presented for payment - Approved  
 Clerk to proceed with application for funding for Computer and Defibrillator

## 9. Trent Parish Councils' Association-Traffic Calming Group

PC Bill Bailey to attend next Trent PCA meeting as he could not identify who carried out the traffic monitoring in Treswell. Next meeting 26 July.  
 Cllr. Fox reported that the Rampton Forum will not be providing funding for 30mph stickers to help slow down traffic through the villages

## 10. Crime Report- none reported

## 11. Correspondence

Eileen Pillar- letter of resignation sadly accepted with thanks for her services to the community over her years of office. **ACTION: Clerk to arrange card/flowers of thanks**

## 11. A.O.B.

- Letter referring to Develution
- Advert for Rural Special Constables
- Inf. Defibrillators; £1395 +VAT including cabinet- **ACTION obtain funding?**
- funding offered by Solar Farm not immediately forthcoming- explanation letter

Next PC Meeting will be held on Wednesday 17<sup>th</sup> August, 2016 at 7.30pm

The Chair thanked all for their attendance.

There being no other business meeting was closed at 9pm

Signed as a true record of the meeting Wednesday 20<sup>th</sup> July, 2016, 7.30pm:

Signed: Cllr. Ray Fox  
P/S: Cllrs Street/Lazenby

Date : 17<sup>th</sup> August, 2016

#### **Deliberation of Planning Application: 16/00866/HSE**

8 members of Parish Council deliberated:

16/00866/HSE: Retain a single storey storage building in rear garden

Site Address: 1, Cottam Road, Treswell, Retford

The following comments were made:

- At 3. Description of proposed works the applicant states that work began 08/04/2000. Near neighbours dispute this- it is a more recent construction of the last 12 months
- There is a need to be more specific about what is to be stored in relation to health and safety
- There is a need to establish if the storage building is to be used for personal or business use
- The Parish Council need to be assured that the building complies with all the necessary planning, building and health and safety regulations and that all the necessary planning permissions for the works related to this building have/will be sought retrospectively

Outcome: 8 members neutral

20<sup>th</sup> July, 2016

#### **Deliberation of Planning Application: 16/00839/OUT**

8 members of the Parish Council deliberated:

16/00839/OUT: Outline planning application with all matters reserved to demolish one dwelling and erect up to 8 dwellings

Site Address: The Yews, Town Street, Treswell, Retford

The following comments were made:

- Ref. to Bassetlaw District Council's Core Strategy December 2011/2, Policy CS8 Other Settlements (refers to Treswell) ...'**a proposal for housing within these settlements, including for affordable housing, other than for conversions or replacement dwellings, will not be supported**'. The above application is not a conversion. One dwelling demolished therefore one dwelling could be permitted within this statement in core strategy policy document. Ref. 49/11/00006 and 15/00099/FUL for previous planning applications
- Many statements in the applicants information supporting the application are incorrect, misleading, untrue and do not relate to this location. Too numerous to include here. Importantly, the Parish Council's support has not been sought and has not been given. Near neighbours have not been made aware of this proposal by the applicant.
- Treswell is a village of 'linear development'. This application is a back land, non linear development and to approve would set a precedent
- The development is a standalone development, a cul-de-sac, not linking with any other location – such a development not recommended
- Site location contains area of flood risk; surface water and drainage are also of concern
- Development of this site will impact on the adjacent, several listed buildings; Grade II listed building (directly to the west), overlooks the Church to the north and Church Farm to the east

- Concerns were raised relating to nature conservation on adjacent land and buildings; the impact on bat colonies, great crested newts and flight path for bees kept in close proximity to proposed development
- Concerns were voiced regarding the increase in traffic and safety to road users and pedestrians should a development of up to 8 dwellings be approved; the proposed entrance to the site is inadequate for several additional cars and access for emergency vehicles
- This application is contrary to the needs of the village and aspiration of the community as indicated in a survey carried on in April 2016 to support a Neighbourhood Development Plan currently being written. 99% of respondents supported that development should respect local character, landscape and heritage of the Parish, should follow the linear nature of the village, utilise single infill sites and renovate unused farm buildings to provide a wide range/types of homes; up to a maximum of 14 over a 15 year period. A back land, cul-de-sac development of up to 8 dwellings of this size and scale is out of character for Treswell
- The Parish Council need to be satisfied that this application will be considered equally and fairly alongside previous unsuccessful applications for development of dwellings in Treswell , in line with the current Core Strategy 2012 above

Outcome: 7 members against 1 neutral