

**Minutes of the Extraordinary Parish Council Meeting held Tuesday 7th January 2020, 7.30pm
The Village Hall, Lingwood Lane, Woodborough, Nottingham**

PRESENT: Cllr Pat Woodfield (Chairman), Cllr Paul Berrisford, Cllr Margaret Briggs, Cllr John Charles-Jones, Cllr John Newsome, Cllr Patrick Smith, Cllr Colin Starke, Cllr Jane Stone, Cllr Charles Wardle.

IN ATTENDANCE: Cllr Helen Greensmith (GBC), Averil Marczak (Clerk), residents of Woodborough.

3883. APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr Andrew Gough and Cllr Daniel Raynor.

3884. DECLARATIONS OF INTEREST

No additional interests declared.

3885. OPEN SESSION FOR MEMBERS OF THE PUBLIC

The Chairman explained the format of the meeting and the PC's role in the planning process before suspending the meeting between 7.35pm and 7.52pm, and inviting the 21 residents present to make comment on planning application PC1081/GBC 2019/1013 for the construction of 6 semi-detached 3 bedroomed houses at 155 Lowdham Lane. The applicant explained reasons for the proposed development of affordable housing for family members. A summary of issues raised in objection follows: the land is green belt, and not brownfield; road safety; poor visibility of oncoming traffic from the access points; removal of hedges and trees to create access; not included in GBC's Local Planning Document and land has not been properly evaluated for development; site notices had not been properly displayed.

The Chairman invited Cllr Smith to comment, and Cllr Smith read out a detailed analysis of the implications of this proposal with regard to green belt policy and other relevant planning policies. He further noted that some trees were protected and recommended that the application should be opposed.

3886. AGREEMENT OF OBSERVATIONS ON PC1081/GBC 2019/1013 FOR THE CONSTRUCTION OF 6 SEMI-DETACHED 3 BEDROOMED AFFORDABLE HOUSES AT 155 LOWDHAM LANE

At 7.52pm the Chairman reconvened the meeting and invited all members to comment. Cllr Newsome expressed concern about the speed limit on Lowdham Lane. Cllr Charles-Jones reported that a letter of support from Mark Spencer had MP had been received by the applicant. He noted that GBC (rather than the applicant) was responsible for the failure to publish documents and display site notices in a timely and accurate manner. Cllr Charles-Jones expressed his view that more affordable houses were needed in the village; whether the site was defined as green belt or brownfield would be critical. Cllr Smith asked the public to note that WPC could be considered to have a collective interest as the applicant rented the Sam Middup Field from WPC. The Chairman asked all members to state their view before a vote was taken. Cllr Smith cautioned of the perils of breaking green belt rules, advising that exceptions regarding building on green belt did not apply in this case, and that a provision for affordable housing had been made in the Local Planning Document at the Private Road/Broad Close site.

It was resolved to support the application (in favour Cllrs Woodfield, Berrisford, Newsome, Wardle, Stone, Charles-Jones; against Cllrs Smith, Starke; abstention Cllr Briggs). It was agreed to note that the removal of trees and hedgerows should be minimised; that alternative access options should be assessed; that WPC shared residents' concerns about the speed of vehicles on this road, and supports the reduction of the speed limit.

At 8.15pm the Chairman suspended the meeting and the Council moved from the Committee Room to the Main Hall. The meeting was reconvened at 8.20pm.

3887. OPEN SESSION FOR MEMBERS OF THE PUBLIC

The Chairman explained the format of the meeting and the PC's role in the planning process before suspending the meeting between 8.25pm and 8.50pm, and inviting the 28 residents present to make comment on planning applications PC 1078/GBC 2019/1079 full planning application for 3 detached residential properties to be accessed off Private Road, land adjacent to Plemont, Private Road and PC 1079/GBC 2019/1080 outline application for 11 residential properties to be accessed off Broad Close, land at Broad Close. The applicant explained that the land had been designated for building as part of GBC's adopted Local Planning Document. The proposed applications would deliver 14 houses. A summary of issues raised in objection: Private Road was an unmade single track road and new housing would cause road safety issues; design of the proposed Private Road homes was not in keeping with the location; GBC's Local Planning Document specified that access to all of the new properties would be via Broad Close and not via Private Road; Broad Close was at risk of flood; garages on Broad Close had flooded during recent episodes; the existing drains could not cope with additional properties; the building land was full of mature trees and hedgerows which limited water run off; the proposed balancing pond is not a long-term solution; increased traffic and parking on Roe Lane/Main Street would pose a danger, particularly when combined with new properties on Ash Grove and new use of the Methodist Church.

3888. AGREEMENT OF OBSERVATIONS ON PC 1078/GBC 2019/1079 FULL PLANNING APPLICATION FOR 3 DETACHED RESIDENTIAL PROPERTIES TO BE ACCESSED OFF PRIVATE ROAD, LAND ADJACENT TO PLEMONT, PRIVATE ROAD AND PC 1079/GBC 2019/1080 OUTLINE APPLICATION FOR 11 RESIDENTIAL PROPERTIES TO BE ACCESSED OFF BROAD CLOSE, LAND AT BROAD CLOSE

At 8.50pm the Chairman reconvened the meeting and invited Cllr Smith to comment. Cllr Smith read out a detailed analysis of the history of the selection of the site and noted that the 15 dwellings specified in the LPD had been reduced to 14 in these applications. He stated that Private Road access and maintenance was an issue for residents to resolve with the landowner. Cllr Smith commented that GBC was required to deliver the houses specified in the Local Planning Document (LPD) and would be challenged in court if they did not do so. He recommended that WPC support the application but strongly request specific conditions be attached. He noted that the proposed building land was not in the conservation area nor the green belt.

Cllr Charles-Jones expressed concerns that, notwithstanding the LPD, the site was unsuitable due to existing flooding and traffic issues. Concerns regarding flooding were reflected by several members. Concerns about extra traffic and extra parking were discussed. A suggestion was made that WPC could ask for fewer houses on the site; Cllr Smith asked members to note that the building density required by the LPD in Woodborough was considerably less than the density on

other sites elsewhere in the borough. Cllr Starke said that claims in application PC 1078/GBC 2019/1079 that steps linking the 3 ground floor levels could be easily replaced by ramps to make it suitable for disabled use were misleading, as to meet DDA regulations the ramps would need to be 7.2m long.

The Chairman summarised the debate and asked members to consider whether they would support the application with conditions or oppose the application unless conditions were met. Cllr Smith noted the seriousness of voting against the LPD and cautioned members to consider the consequences if development was suddenly required elsewhere. By a majority vote, WPC resolved to support the application, and request the following conditions: GBC to be asked to provide written confirmation that 5 affordable homes would be built on this combined site; detailed landscaping plans and appropriate planting must be insisted upon; a detailed review of traffic flows and parking arrangements for the whole of Roe Lane/Roe Hill must be completed with consultation of WPC, Gedling Homes and residents; detailed plans for sustainable drainage systems must be submitted as part of a detailed application for the Broad Close site, noting recent flooding of Broad Close in the period following adoption of the LPD; detailed assessment of the flood risk is required taking into account recent data; claims regarding the conversion of properties in 2019/1079 for disabled use are misleading.

At 9.50pm 24 residents left.

3889. OPEN SESSION FOR MEMBERS OF THE PUBLIC

The Chairman suspended the meeting between 9.55pm and 10.05pm and invited the 4 residents present to make comment on planning application PC 1082/GBC 2019/1010 for single storey side, front and rear extensions at 12 Oldacres. 3 residents raised concerns that the proposed extension was oversized and would be built on a disused footpath. Further concerns were noted that GBC had failed to publish a number of the documents online and information regarding the proposed development was therefore incomplete.

3890. CONSIDERATION OF PC 1082/GBC 2019/1010 FOR SINGLE STOREY SIDE, FRONT AND REAR EXTENSIONS AT 12 OLDACRES

There was a brief discussion, but it was agreed that the application should be considered at WPC's meeting on 14th of January to allow all members to review the documents, some of which had only been made public online a matter of hours before.

3891. FINANCE

3 payments, totalling £14269.85 net, were approved for payment. Gross payments over £500: £9455.20 Proludic (new springers, Governors' Field); £5748.62 Timberland Joinery (replacement fascias, soffits and guttering; cheque for £1600 to reimburse the difference between resident and non resident fees paid by D J Hall Funeral Directors (minute 3873).

3892. DATE OF THE NEXT MEETING

The dates of the next PC meeting was confirmed as 14th January 2020.

The meeting finished at 10.20pm.