

Minutes of a Meeting of Plumtree Parish Council held on Thursday July 25 2013, at the Burnside Memorial Hall, Plumtree at 8.00pm

Couns. David Martin (chairman)
Mark Bailey Fiona Carruthers
Adrian Kerrison John Brook
Jonnie Richards (A) Mike Clark

Also present: The clerk Mike Elliott, and seven members of the public.

- 1] **Apologies** Coun. Jonnie Richards
- 2] **Declarations of Interest** There were none
- 3] **Minutes from previous meeting on May 23, 2013** were accepted as circulated and signed by the chairman after the deletion of the words after 'planters' in item 11.

4] **Parishioners Reports** (the meeting being closed to allow this item to proceed)

Comment was made in regard to the overgrowth of the hedge on Main Road opposite Marlow House. The clerk was asked to write to The Duchy as land owners of the plot concerned. The question of a considerable amount of ragwort growing in the village was to be reported to the Department of the Environment.

Concerns were expressed on arrangement for Trent/Barton buses during the coming week when Station Road would be closed to traffic. The clerk had been in contact with the bus company and Notts County Council Highways. He was asked to contact the bus company again in regard to what was felt to be a lack of public relations work in telling bus users of the changes.

The chairman said no one had come forward to express an interest in the formation of a Neighbourhood Watch scheme. It was agreed the clerk should obtain a supply of stickers asking dog owners to control their animals and to clear up any mess they leave behind and they be erected on lamp posts etc. Work was still to be carried out on the telephone kiosk in regard to its use as a book exchange facility.

An offer was made to the meeting for the setting up of a small museum for items involving artifacts found in the parish. It was felt it was not a parish council function. Coun. Clark said he would raise the matter with the Burnside Hall trustees.

The clerk was asked to attempt to progress the matter with Notts County Council of an 'S Bend' sign being erected on the parish church corner.

5] **Clerk's Report and update on previous meeting business**

The permanent flashing speed sign on the Tollerton side of the village will be erected shortly, thanks to continued pressure by Notts County Council member Reg Adair. It was to be erected adjacent to the first lamp post coming into the village from the Tollerton end.

Notts Ramblers have not yet responded to the question concerning the footpath on Mill Lane.

Mr Jim Freeman, the Notts County Council officer who visited the village last year, has confirmed he is still investigating matters raised but says that his workload is extremely heavy and apologies for any delays.

6] **Correspondence**

National Association Local Councils Planning Seminar Weds Sept 25 Oxtun Village Hall. No one wished to attend. Amanda Whittington, of Town End Cottages wrote in regard to the need for parking space being provided at that end of the parish. The council felt it could not support the suggestion that part of the roadside verge be used, fearing it could create a danger. The clerk advised that Notts County Council had said the verges at that end of the village are adopted and without a check they did not know if there were any services under them. It may be unusually expensive to contemplate alterations.

Midlands Rural Housing Association wrote to seek support from the parish council for a housing needs survey in the village, for a possible affordable housing scheme to provide dwellings for local people. Members felt they could not support the suggestion.

Rushcliffe Borough Council advised of an expansion of its Streetwise service which gave opportunity to parish councils to hire the services of staff from the department. The clerk said a leaflet giving details was contained in the latest circulation file.

7] Highway matters

Coun. Adrian Kerrison reported a considerable amount of dirt on Bradmore Lane. The origin of it was not clear. The clerk would report the matter to Rushcliffe Borough Council if it persisted. It was reported that local garages appeared to be using Bradmore Lane again for testing their cars. The clerk was to write to Sytners Ltd of Lenton Lane, Nottingham.

8] Planning Matters

Applications:

[13/01197/OUT](#) Land NW Of Platt Lane Keyworth. Residential development of up to 200 dwellings; creation of two accesses and associated public open space, landscaping and drainage infrastructure The council agreed to object and the clerk was asked to submit the following statement:

1) The site lies within the Green Belt. The protection of the Green Belt remains as a fundamental element National Planning Policy under the NPPF. The release of Green Belt land for new housing development should only be considered in exceptional circumstances. It is understood that the applicant is seeking to rely on a deficiency in the 5 year housing land supply as the requisite circumstances to justify release. In view of the progression of both the Rushcliffe Development Plan and the Keyworth Neighbourhood Plan this is not considered a justifiable reason to override the presumption against development in the Green Belt.

The Development Plan and Neighbourhood Plan are in the process of considering which sites may be considered suitable to accommodate the new housing required in Keyworth over the next 20 years. This is an holistic process where the benefits and disadvantages should be weighed to determine the optimum sustainable for new development. The release of this site in advance of this proper process simply because it is the first site to be subject of a planning application would be wrong. The approval of this development would set an extremely undesirable precedent for further inappropriate development in the Green Belt which may promote the coalescence of Keyworth and Plumtree.

Applications of this type will be made across Rushcliffe because the Council has been dilatory in establishing a 5 year land supply under a proper planning process. It is hoped that the Borough Council will have sufficient fortitude to resist such applications which seek to circumvent the proper planning process whilst the Development Plan is put in place.

2) It is acknowledged that the demand for housing in Keyworth will require release of greenfield land at the edge of village. However for any site to be acceptable it should be in a sustainable location. Of the various fringe sites around the village, Platt Lane lies in one of the least sustainable locations. It is not within easy walking distance of any local shops, health or educational facilities and is proposing no on site facilities. The site lies approximately 1.8 km from the Keyworth local centre and other alternative sites must therefore be considered on a sequential basis before Platt Lane should be accepted.

3) The indicative layout plan for the proposed development shows high density small housing in tightly constrained plots that will be totally out of character with the area. This part of Keyworth is characterised by low density housing with significant spacing between dwellings, creating a particular open character appropriate to the transition between the built edge of a village and the open countryside beyond. The proposed development may be appropriate to the expansion of a large urban centre but is entirely inappropriate in a Green Belt village like Keyworth. In the event that the development is approved it is strongly recommended that the belt of existing trees on Station Road are retained and any development along station Road, strictly controlled to maintain low density housing in a streetscene that maintains the established local character.

4) The development of 200 dwellings, which is in an unsustainable location distant from any facilities, will very significant additional encourage car use. There is no significant employment capacity in Keyworth so it is reasonable to assume that the vast majority of new residents will travel by car to the workplace via the principal arterial routes around the south of Nottingham. The most logical route to enter the highway network from this location is at the junction of Station Road and Melton Road (A606) necessitating large volumes of additional traffic travelling through Plumtree.

Commuter traffic travelling from Keyworth through Plumtree is already a very significant problem with traffic queuing back into the village from Melton Road at peak times. It is assumed that the new development will be aimed primarily at young families with at least two cars per household. The addition of 200-300 additional peak time vehicle movements will put intolerable pressure on Plumtree which is a small village with a narrow main street. It is considered that the significant adverse impact on the amenities of Plumtree residents resulting from the increase in traffic is sufficient grounds alone to refuse the proposed development.

[13/01074/OUT](#) Bloor Homes Willowbrook, Keyworth. Erection of residential development of up to 35 dwellings with associated landscaping and infrastructure. No decision taken.

Rushcliffe Borough Council decisions

No decisions

The Borough Council have launched a consultation on the Green Belt Review following instruction to do this by the Planning Inspectorate. One of the aims behind the review is to enable them to ensure they have a constant supply of housing land throughout the Borough.

The council approved a statement to be submitted to Rushcliffe Borough Council, copies of which had been circulated to members. A vote of thanks was given to Coun. A Kerrison for his work in preparing the planning and Green Belt Review reports.

A suggestion was made that it might be advantageous if the group of parishes around Plumtree met to discuss the overall strategy and policy in dealing with the current influx of large scale planning applications for proposed housing development at Keyworth. The clerk was asked to write to the parishes concerned, including Bradmore, Bunny, Normanton on the Wolds, Stanton on the Wolds and Wysall.

9] Finance

The council authorised payment of accounts as per the schedule presented.

The council approved a bank transfer of £1000 to the current account to cover the cheques being presented.

10] Environmental matters to include the Pinfold restoration work.

Nothing was raised.

11] Meeting start time

The council approved a recommendation from Coun. Clark that future meetings should start at 7.00pm.

12] Parish Council Village Website

Members received usage figures for the web site which showed an average of nine visits a day to it.

13] Chairman's matters

Coun. Martin reported on his attendance at a Police Prioritising meeting when Police Commissioner Paddy Tipping had attended. He had also attended the annual Rushcliffe Parishes conference. The idea of a welcome pack to be given to newcomers to the village was raised but currently it was felt the web site provided the necessary service.

14] Agenda Items for Next meeting September 26, 2013. Nothing was put forward.