

## Draft South Muskham/Little Carlton Parish Council

### Minutes of the Parish Council Meeting held on Wednesday 20 September 2017 at 7.30pm in the Village Hall, South Muskham

**Membership:** Councillor H Clack(Chairman)  
Councillors: Mrs K Carr, D Catanach, L Francis, R Gill, Mrs G Gilroy,  
Mrs K Walsh

Also present one member of the public, together with Cllrs B Laughton and Mrs S Saddington for part of the meeting

39.17/18	<b>An Apology for Absence</b> was received and accepted from Cllr Mrs G Gilroy.	
40.16/17	<b>Declarations of Interest</b> Subject to the following declaration of pecuniary interest under Minute 44, in respect of re-imburement of approved expenses for Cllr H Clack, no other declarations of interest were received	
	<p><b>OPEN SESSION</b></p> <p><b>Village Hall.</b> In her absence Hazel Hall a written update had been received from Mrs Hazel Hall, as follows:</p> <p><b>Application to NSDC for funding to replace the hall lighting</b> was not successful. Cllr B Laughton advised that NSDC had no budget in respect of financial aid; NCC Community Improvements Scheme had a restricted fund, but he would be happy for Mrs Hall to contact him regarding a small contribution from his NCC Divisional Fund.</p> <p><b>WIFI</b> currently investigating the provision of such a facility, which would extend the range of activities held at the Hall.</p> <p><b>Insurance Defibrillator.</b> Confirmation that this was included in the recently renewed VHMC Insurance policy.</p> <p><b>Fund Raising.</b> Next event Saturday 7<sup>th</sup> October from 10am-2pm, with a table top sale, car wash and homemade soup served throughout.</p> <p><b>Forge Close.</b> See minute 43.</p> <p><b>Highways</b> The Chairman reported that he was still waiting for a response to his request for repeater 50mph signs on the A616 in Little Carlton; and to the long outstanding request to improve the confusing A1 directional signage at the SM mini roundabout.</p> <p><b>Castle House.</b> Cllr Saddington reported on the opening of the NSDC Offices. See also minute 53.4.</p> <p><b>Scrap Yard Gt North Road.</b> Cllr Laughton had spoken to the NCC Planning Enforcement Officer, who had advised that concerns had been raised with the owner. See minute 49.2.</p> <p><b>Minerals Plan.</b> Cllr Laughton reported that NCC would shortly consider a report setting out revised plans with regard to minerals allocation to cover a 10 year period and, importantly, such consideration would be based on more up-to-date needs assessment data. Consultation with local stake holders and potential developers would follow and it was hoped that the new Plan could be adopted and in place by 2020. See also Minute 51.</p> <p><b>Ashleigh Site.</b> A local resident, whose own land was alongside the Ashleigh site, reported that he had been approached by the current owner's agents with regard to the potential for development of the area. He was strongly against such tactics and felt the Parish Council should be made aware of the situation. The Chairman reported that a detailed letter of objection had been prepared for the Parish Council, see Minute 45.4.</p>	

41.16/17	<p><b>MINUTES</b>  <b>AGREED</b> that the Minutes of the meeting held on 19 July 2017 be approved, subject to amendment in respect of VHMC report, as a correct record and signed by the Chairman.</p>	
42.16/17	<p><b>Matters Arising not included elsewhere in the Minutes - None</b></p>	
43.16/17	<p><b>FORGE CLOSE</b>  The Chairman reported on a recent site meeting held with Officers from VIA and N &amp; S Homes. The parking issue problem had been raised over a long period of time and it seemed clear that whilst the Parish Council had considerable sympathy to the parking problems experienced by some residents, not all those living in the Close felt that changes were necessary. Further, any changes to provide additional parking space would be major in respect of time and cost both to VIA and/or N &amp; Sherwood Homes. In respect of concerns raised regarding N &amp; S Sherwood Homes expressing a potential interest in the change of use of current garage space to provide further affordable homes, the Parish Council was not aware of any formal approach and could therefore not make any comment in this regard. Overall the Parish Council hoped that having raised the profile of the parking problem, wherever possible residents try to reduce any possible inconvenience to their neighbours.</p>	
44.16/17	<p><b>FINANCIAL MATTERS</b></p> <p>1 <b>Invoices now received for payment.</b> The following invoices were approved and cheques made out:  Chq 100279 £120.00 (£100 + vat) Grant Thornton 2016-17 External Audit  Chq 100280 £39.86 Waterplus water charges Beckitt Field 7.2.17 to 2.8.17  Chq 100281 £30.00 Notts ALC, training revised Data Protection Legislation  Chq 100282 £149.40 HMRC second quarter PAYE payment re Clerk's salary  Chq 100283 £55.20 C Slim, Clerk-related expenses 1.4.17 - 10.09.17  Chq 100284 £110.00 M Cooper B Field toilet block repairs  Chq 100285 £20.00 H Clack reimbursement of costs Mower/B Field maintenance  D/D NPower electricity charges Beckitt Field £22.47 (£21.40 + vat) 19.4.17 – 7.7.17</p> <p>2 <b>Financial Out-turn Statement</b> : Position to Date and review of Clerk's hours to be considered at the November meeting</p> <p>3 <b>Bank Mandate</b> completion of agreed Mandate with HSBC in line with minute 29.</p> <p>4 <b>2016-17 External Audit</b> The Council were pleased to note that the 2016-17 Audit was now completed and an unqualified opinion received.</p> <p>5 <b>Pensions</b> – The Clerk reported the formal completion of Declaration of Compliance with the Pensions Regulator under Pensions Act 2008.</p> <p>6 <b>NSDC Ways to Pay.</b> Following concerns raised earlier in the year that payments to NSDC were restricted to on-line or telephone payments, the Clerk reported that payments to NSDC could however be made by cheque through the Post Office</p>	<p>Next mtg</p> <p>Clerk</p>
45.16/17	<p><b>Planning Issues</b></p> <p>1 <b>PLA/00953/FUL Mayfield, Bathley Lane, Little Carlton</b>  Householder application for erection of a single storey rear and side extension, alterations to porch canopy and windows. <b>Approved NSDC</b></p> <p>2 <b>PLA 17/00933/FUL Plum Tree Cottage, Bathley Lane, Little Carlton</b>  Householder application for proposed extension and alterations to existing cottage, demolition of existing detached garage and erection of new detached garage/office/gym/hobby room. New vehicular access location.  SMC Min 30. set out the PC objections to the application. NSDC advised 31.7.17 that application had been refused on the grounds of visual impact and highway safety through limited visibility from revised access.</p>	

	<p>3 <b>PLA17/01405/FUL Domanci Cottage, Bathley Lane</b> Householder application for proposed first floor extension over existing ground floor with single storey rear extension, was considered and unanimously <b>SUPPORTED</b> by the Parish Council</p> <p>4 <b>PLA16/01761/OUT Ashleigh, Gt North Road, S Muskham Revised application for the erection of up to three dwellings (previously five).</b> The decision by members of the Parish Council to engage the professional services of Aspbury within an agreed budget of £250 (plus VAT and expenses) was <b>RATIFIED</b>; and the draft response submitted by Aspburys, now attached as Appendix A., was unanimously <b>APPROVED</b> for dispatch to NSDC.</p> <p>5 <b>Consultation on Planning Applications</b> Still awaiting a response from NSDC regarding the status of comments made on behalf of SMLC which had not been the subject of consideration at a public Parish Council meeting.</p> <p>6 <b>Amended Core Strategy Plan Document.</b> Further to Minute 30. the Parish Council approved the response prepared by Cllr Francis:</p> <p>‘that SMLC supported the Amended Core Strategy Development Plan with one proviso: under Spatial Policy 3 Rural Areas – Other Villages and the second bullet point under criteria, ‘Scale’ (p 31 of the document) the request to clearly define ‘small scale’ and specifically whether this related to one or two properties or up to 11 properties’.</p> <p>The Parish Council have now noted and accepted the NSDC response that while ‘small scale’ is not defined, villages such as South Muskham and Little Carlton are regarded in the policy as suitable for limited infilling – specifically one or two dwellings only.’</p> <p>7 <b>Village Design Statement.</b> Cllr Francis put forward the suggestion that the Parish Council make enquires about the feasibility of producing a Parish Design Statement, as opposed to a Neighbourhood Plan, where the complexities and costs of professional advice, expertise and commitment of time would be prohibitive. Whilst recognising the potential benefits of such a Statement, concerns were raised as to how the District Planning Authority would deem the status of such a document and it was <b>AGREED</b> that as a first step the Council seek professional advice from Aspbury Associates regarding this concern, and further, if feasible, the likely cost of formal professional advice.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>LF</p>
46.17/18	<p><b>Use of Beckitt Field</b> To note a further extension of the one year agreement (to 31.7.18) for use by Cougars Youth Football Team on the same terms and conditions as 2016-17.</p> <p>Also to consider an enquiry from a resident living in North Muskham for the hire of the Pavilion on, initially, a Wednesday afternoon, and possibly for one day weekly during school holidays. From the information available it was <b>AGREED</b> to respond setting out general conditions with regard to the hire and suggesting a charge of £10 per half day session and £20 per day.</p>	Clerk
47.17/18	<p><b>Flooding &amp; Drainage Issues</b> Cllr Mrs K Carr reported on an update now received from the Environment Agency including (1) Silt accumulation in the Church Lane Chamber, due to road drainage run off, would be maintained by the local authority; (2) The ENV Agency would attend with camera and clear silt from the pipe route underneath the Orchard View property; any future maintenance would be the responsibility of the house owner; and (3) the development of better vehicle access provision at the stop board sites on Ollerton Road (LC) and the Gt North Road (SM).</p> <p>It was noted that no formal response had yet been received to concerns raised over the past ten years for a restriction to be placed north of Little Carlton, so that in the event of flash flooding on Bathley Hills, the flood water could be contained on farm land, rather than flooding homes. Cllr Mrs K Carr kindly agreed to pursue this outstanding issue with the Agency.</p>	KC





## South Muskham and Little Carlton Parish Council

<p><b>Chairman:</b> Howard Clack The Paddocks Ollerton Road, Little Carlton, Newark, NG23 6BP Tel: 01636 701520 <a href="mailto:howard.clack@btinternet.com">howard.clack@btinternet.com</a></p>		<p><b>Clerk:</b>  Christine Slim 4 Hatton Gardens Newark, NG24 4BX Tel. 01636 650667 <a href="mailto:smlc.parishcouncil@gmail.com">smlc.parishcouncil@gmail.com</a></p>
--	--	---

Sent by email to [Planning@nsdc.info](mailto:Planning@nsdc.info) and [Bev.Pearson@newark-sherwooddc.gov.uk](mailto:Bev.Pearson@newark-sherwooddc.gov.uk)

21 September 2017

At its meeting last night South Muskham/Little Carlton Parish Council unanimously agreed that the following response be forwarded to Newark and Sherwood District Council in respect of **PLA 16/01761/OUT**

### **Objection to Outline Planning Application for the erection of up to three dwellings (all matters reserved) at Ashleigh, Great North Road, South Muskham.**

The original planning application submitted to Newark and Sherwood District Council in October 2016 was for the erection of up to five dwellings with all matters reserved at Ashleigh, Great North Road, South Muskham. The development has now been reduced to the erection of up to three dwellings with all matters reserved. South Muskham and Little Carlton Parish Council objected to the original planning application on the basis that the development is unsustainable, it would have a detrimental impact on highway safety and the application site is situated within Flood Zone 2. Notwithstanding the amendments to the scheme the Parish Council maintains that the objections which were submitted to Newark and Sherwood District Council in December 2016 remain valid.

In accordance with Section 70 of the Town and Country Planning Act 1990 in determining the planning application the Local Planning Authority should have regard to the provisions of the Development Plan and any other material considerations. Accordingly, the proposal should be assessed against Newark and Sherwood's Core Strategy Development Plan Document (2011), Allocations and Development Management DPD (2013) and the National Planning Policy Framework. Furthermore since the Parish Council submitted the original representation, the District Council have consulted on the Amended Core Strategy DPD (2017) which once adopted will replace the current Core Strategy (2011). In line with paragraph 216 of the National Planning Policy Framework material weight should be attached to the emerging Plan given its advanced stage of preparation.

As expressed in the original objection South Muskham is considered to be an unsustainable village which sits at the bottom of the settlement hierarchy as set out in Spatial Policy 1 of the Core Strategy (2011). As such the proposal must be assessed against Spatial Policy 3 which states that new development should be considered against its location, scale, need, impact and character. The previous objection considered that the proposal does not accord with the 'location' criteria because the settlement is not adequately served by services and facilities to meet the everyday needs of the local community. Those that reside in South Muskham heavily rely on North Muskham and Newark on Trent for key services and facilities. However neither are within walking distance, the public transport connections are very limited, and thus there is a heavy reliance on the private car to access even the most basic of services.

The proposed amendments to this policy as set out in the Amended Core Strategy DPD (2017) place greater emphasis on the need for new development to be situated in villages which have a **range** of local services such as schools and post offices or be accessible to higher order settlements which do possess these facilities. South Muskham has neither facilities nor sustainable access to higher order settlements and so should not be considered for

development. We consider therefore that the planning application is also contrary to Spatial Policy 3 of the Amended Core Strategy DPD (2017).

The Amended Core Strategy DPD has made very little amendments to the fourth and fifth bullet points of Spatial Policy 3 which deals with impact and character. As such the original objections made by the Parish Council still stand and the proposed development would have a detrimental impact on the transport network and will undoubtedly rely exclusively upon car-borne traffic. In addition it is considered that the 'backland' nature of the development does not sensitively reflect the character of South Muskham and would therefore also result in a detrimental impact on the setting and character of the village.

It is understood that the applicant is proposing to close off the existing access on to Great North Road and construct a new access slightly further north which would be able to achieve the required visibility splays. Although this is an improvement to the scheme the Parish Council contends that the development of up to three dwellings on the site would still have a significant impact on highway safety. The Parish Council wish to reiterate that the proposed new access will sit relatively close to the key junction between Great North Road and Main Street which is considered to be a dangerous junction. In conjunction with this, Great North Road is subject to a high proportion of HGV traffic as it is a key route into Newark on Trent and serves the British Sugar Factory which is situated approximately 1600m south of the Application Site.

The Parish Council also maintains the view that the proposed development would be contrary to policy DM5 of Newark and Sherwood's Local Development Framework and the National Planning Policy Framework as the Application Site is situated within Flood Zone 2. It is contended that there is not a local need for the development within the village and that the development would not provide wider sustainability benefits to the community that outweigh the flood risk.

Finally, the applicant had previously relied heavily on the Council's lack of five year housing land supply and argued that the policies for the supply of housing are not up-to-date. However since then Newark and Sherwood District Council have published an updated Statement of Five Year Housing Land Supply dated July 2017, which states that the Local Planning Authority can now demonstrate a 6.2 year supply. Thus the applicant's arguments relating to the lack of five year housing land supply are no longer relevant, if the Council's five year supply is robust.

In summary South Muskham and Little Carlton Parish Council consider that the current proposal would still result in an unsustainable pattern of growth contrary to local and national planning policies and give rise to highway safety and flood risk concerns. Reducing the scale of development from five to three units does not mitigate any of the concerns.

Yours sincerely

Mrs C M Slim  
**Parish Clerk**