

Minutes of the Parish Council Planning Meeting held on Thursday 14th January 2016 at 6:30pm in Walesby Village Hall

Present: Cllr Smith Cllr Samuel
Cllr Woodhouse Cllr Ashall (arrived 6:40pm)
Cllr Wager

Meeting opened at 6:30 pm by the Chairman

1. To receive apologies for absence

Apologies were received from Cllr Slingsby who was working away and Cllr Whittaker-Smith had sent her apologies with Cllr Ashall.

2. To receive declarations of interest

No declarations of interest were made.

PL16/01 15/01634/FULM The Proposed demolition and erection of replacement commercial units.

After considering comments from the public present at the meeting, it was decided to support this application as long as the units were only used to service the garden centre of an agricultural nature as the only fully commercial activity that had taken place on this part of the site previously had done so illegally.

PL16/02 15/01635/FUL Proposed demolition and rebuilding of the existing garden centre.

Following comments from the public present at the meeting, it was decided to support this application, although concerns were raised about; the amount of parking allocated, as it was felt that it could be insufficient, and the extra strain that the development could put on the existing infrastructure as that area already has been known to have issues with flooding from both sewage and surface drains.

PL16/03 15/01642/FUL Erection of Horse stables and paddocks.

After hearing remarks from the members of the public present, it was decided to support this application, although comments should be made regarding; the provision of animal waste, whether this requires change of use from agricultural land to commercial, and again the plans for surface run-off as local residents are concerned that given the issues already encountered in the area, the extra hard standing and increased impermeable surfaces will only increase to such issues. Concerns were also raised that the area of paddocks proposed were not sufficient to properly support the number of stables proposed.

PL16/04 15/01643/FULM Erection of 24 Park Homes.

Following various discussions, it was decided that this application should be opposed. Reasons for this are: Twenty four extra homes in a village like Walesby is not sustainable due to the increased strain on the current infrastructure. There is no need for extra affordable housing in Walesby, a housing survey conducted identified the need for 15 extra homes. This is being resolved as the housing association are in the process of building the required housing on a site on Retford Road. In the area there is over

provision of park homes. In fact Sherwood Park, (adjoining the site in question), has a number of park homes for sale and empty spaces where park homes could be added if required. The number and positioning of the proposed homes were also of a concern as they seemed to be very cramped with little room for parking and outside space. Concern was expressed as to where visitors for example would park. Again increased surface run off and sewage drainage seemed to cause anxiety as there is concerns that the current infrastructure would not be able to cope with the increase in flow as there had already been issues of localised flooding with the existing properties.

PL16/05 Overall comments on the site as a whole.

General consensus was that it would be good for the village for the garden centre to be rebuilt, with the hope of bringing jobs and increase trade to those business already here, for example the pubs. Although 3 of the 4 applications for the site can be supported with concerns, the application to erect 24 park homes is unsustainable and raises too many concerns for it to be supported.

The meeting closed at 7.40 pm.