

Teversal, Skegby and Stanton Hill Neighbourhood Forum

Planning and Environment Group

Minutes of the Meeting on the 18th January 2018

Present: - Richard Goad, Mike Vardy, Phil Chadwick, Jane Cooper, Christine Price, Barry Nicholl, Sharon Berry, Christine Sarris, Ian Hewitt.

Apologies: - Richard Kay, Louise Rose

The meeting commenced at 4.15 pm and all present were welcomed, with special reference to Christine Sarris and Ian Hewitt from ADC.

Objectives, Activities and Expectation: - Following some discussion, the following was distilled as the basis for the Group:-

Objects:-

- a) To monitor new and ongoing planning applications in the Plan area and comment as appropriate to ADC
- b) To seek to ensure adequate local facilities in the Plan area.
- c) To review any aspects that affect the environment in the Plan area and to comment or initiate action as appropriate.
- d) To liaise with developers and comment on the design, layout and property mix for any new housing or industrial development in the Plan area.

Activities:-

- a) To undertake any projects arising from pursuit of the Group and Forum objectives appropriate to this Group.

Expectations:-

- a) Full and effective consultation with ADC and NCC as appropriate.
- b) Full consultation and liaison with site developers and agents.
- c) Opportunity to influence the development and improve the environment in the Plan area.

ADC's Perspective: Christine Sarris congratulated the Forum members on the achievement of an excellent Neighbourhood Plan and indicated their wish to work with members to ensure that the Group's objectives and expectations are met. She pointed out the scope and limitations of what can and can't be achieved and assured that the aspirations of the Plan would be taken into account when considering all future planning applications.

It was noted that the full list of planning applications was currently being sent to Richard Goad who was separating out those relating to the Plan area and passing these on to members of the Group for comment if appropriate.

Salient Aspects of the Neighbourhood Plan: - Richard briefly ran through those aspects of Plan relating to this Group. In particular he referred to (see Plan Executive Summary): objectives 3, 4, 5, 7, 9 on page 7, Key Principles on page 8, NP1 and NP2 on pages 9, 10 and 11, NP3 on page 11, NP4 on page 15, NP6 on page 17. It was agreed that the Group members

would review all aspects of planning and environment matters in relation to these aspects and copies of the Executive Summary would be sent to those who did not have a copy.

Discussion of the Beck Lane Proposed Development: - Ian Hewitt outlined the present position in regard to this proposed development and indicated that ADC were attempting to obtain a satisfactory undertaking regarding Education from NCC and Health from the Clinical Commissioning Group before putting a recommendation before the Planning Committee. There was some discussion regarding other aspects of the development, including the drainage issues and the site access onto Beck Lane, in relation to which satisfactory responses had been received from the Severn Trent Authority and NCC. Ian agreed to suggest to the developer that he liaise with us.

Discussion of the Rippon Development on Mansfield Road:- It was noted that this development had been won on appeal as ADC had refused permission. Serious concerns were voiced regarding the nature of this development and in particular the ongoing disruption to traffic at peak times and the likely increased traffic and danger arising from access and egress to this development from and to an area which is already seriously overheated. It was agreed that further representation be made to NCC regarding this junction and that improvements should be sought before a tragic accident occurs.

It was noted that the strength of objections to unacceptable developments would in future be increased as a result of both the existence of the Neighbourhood Plan and following the approval of the ADC Local Plan, hopefully in the autumn.

It was noted that the development at Brand Lane would be the next notable development which the Group should review.

Environmental Issues in the Area: - Richard advised that the Group should give consideration to aspects in the area relating to open space; road crossings; trails, footpaths, cycle tracks and bridle ways. There was a need to ensure that the open spaces between Skegby, Stanton Hill and Teversal should be preserved. Christine Sarris pointed out that there was often a need for compromise between the need for housing and the need for recreation areas, but it was suggested that it could be a step too far if the quality of life was seriously sacrificed for the want of housing.

Future Meetings: - It was agreed that the Group should meet quarterly with the opportunity to call a meeting in between in the event that a subject required deeper consideration. Otherwise, communication would be by email with the continuing circulation of planning applications.

There being no other business, all were thanked for their presence and contributions, particularly Christine Sarris and Ian Hewitt, and the meeting closed at 6.10 pm.