

Radcliffe-on-Trent Parish Council
 Minutes of the Planning and Environment Committee meeting held in the Radcliffe Room,
 The Grange, on Monday 06 November 2017
 at 7.00pm

Councillors		
Martin Culshaw (Chairman)	Keith Agar (Vice Chairman)	Penny Astill
Joe Bailey	Rod Brears	Graham Budworth
Sue Clegg	Gillian Dunn	Graham Leigh-Browne (A)
	Pam Thompson	Jean Robinson

Ex-Officio: David Barton (PC Chairman) and Georgia Moore (PC Vice Chairman)

Also present: Jacki Grice (Parish Clerk) Jacquie Earp (Admin Assistant) RBC Cllr Roger Upton, From William Davis Ltd: John Coleman (Planning Manager) and Adrian McInnes (Land and Technical Director), Jane Tillotson (Architect from Stephen George & Partners) and twenty one members of the public.

1. Apologies for Absence
Cllr Graham Leigh Browne - Approved.

2. Declaration of Interest
Cllr Brears declared an interest in 5 Golf Road (Planning Application Ref: 17/02364/FUL) and Cllr Robinson declared an interest in 45 Cliff Way (Planning Application Ref: 17/02394/FUL).

3. Presentation by William Davis Ltd: Proposed Shelford Road Development John Coleman (Planning Manager), Adrian McInnes (land and Technical Director) & Jane Tillotson (Architect from Stephen George & Partners)
 The Chairman welcomed and introduced John Coleman, Adrian McInnes & Jane Tillotson who gave an overview of the 1st Phase in relation to Outline Proposals at the Shelford Road Development that included:
 - Phase one area: 100 homes proposed. When complete there will be four hundred new homes on the site.
 - The proposals have been four years in the planning process.
 - William Davis are traditional housebuilders using traditional materials.
 - Asking residents to write to them regarding the proposals and will take comments at the end of the presentation.
 - Wants to be respectful and considerate to existing neighbours, and trying to make better transition from countryside to development.
 - Mixed type of housing, 26% of affordable housing to be included in 1st phase (30% overall)
 - Has full range type of housing the Neighbourhood Plan refers to. The percentage differs only slightly to the Neighbourhood Plan.
 - Big distance between new housing and existing houses
 - Four 'green' features for traffic calming within the housing development
 - Loop roads and spurs off, to create 'no through traffic'
 - Proposed Bungalows to be next to the bus stop on Shelford Road
 - Traffic Calming on Shelford Road.
 - Presents a new face/1st impression to Radcliffe
 - Green space at the front of the development will be created by professional landscapers. Trees and hedges will be seen from the road making the transition to countryside.
 - Access to the development via a new Roundabout that will be professionally landscaped, for people coming into the village from the North. Has ensured access is safe, within guidelines and is traffic calming.
 - 12 metre belt of planting
 - To be consistent with the MasterPlan
 - Site to include new Health Centre, Primary School, LEAP playground (Local equipped area for play) and new allotments.
 - Health Centre site to be next to the bus stop on Shelford Road
 - Drainage: will create basins to prevent flooding at the lowest end of the site, next to the railway line.

- Respectful of Countryside and have a 'Wildlife Route'/green buffer through existing hedgerows that will remain on the development.
- Wide pathways

Cllrs were then given an opportunity to comment on the Phase 1 Building Proposals:

- The Chairman commented that it was a positive thing representatives of William Davis Ltd had attended tonight's meeting and that it was a starting point for potential major change for Radcliffe. The PC would accept 500 new houses but is concerned the proposals put forward would mean almost all of this allocation would be taken up and be in one place. Numbers are not the sole issue as Radcliffe needs more Schools and a new Health Centre as they are both full, and a site for both is being offered. The Chairman asked if a car park would be offered at the new Health Centre, and was concerned at the lack of leisure facilities for the development as Radcliffe already has several play areas for young children. Was concerned how excessive traffic would be dealt with as 400 homes would potentially generate a further 600 cars, as Shelford Road is a natural rat run for all adjoining villages. Traffic problems should be thought through more broadly and consideration be made for a bridge over the railway line to the A52 at the back of the development.
- Cllr Agar was concerned about there not being a raised bank for the neighbours backing onto Clumber Drive and asked about specific road measurements and housing configuration. Also asked to look at other William Davis homes already built in the area. Response: "Will provide information, and William Davis own the land outright."
- Cllr Barton noted the developers were only offering a space for a new Health Centre and School and not building them. His view is the Health Centre needs to be in the centre of the village, and that a new School would mean children having to be driven there, consequently increasing the pressure of traffic on Shelford Road. Response: "S.106 will deal with traffic issues from development. Traffic calming is proposed and the School would be a half form entry, which could be expanded to a 1 form entry. 210 pupils = 1 form entry. It would take 5/6 years to complete the whole building project and the school site would be formed at the beginning of the development.
- Cllr Thompson wants houses to be dotted around the village, and not to be a big development. Raises questions over a new footbridge, and despairs over lack of traffic calming along Shelford Road. The proposed affordable housing should include trees and features like the other houses on the plan and would like more than 26% proposed in the 1st phase.
- Cllr Budworth confirmed that there had been major problems with sewerage in the village and asked whether this had been taken into consideration. Response: "Has paid STW for a sewer capacity assessment, and will be a big pumping station at the bottom of the site. When pumping this will not overwhelm the existing sewerage system."
- Cllr Moore was concerned about the amount of houses proposed and feels ignored. 100 houses at that site is fine, 400 is not acceptable. The Health Centre and the School have not been asked for, and asks who will be responsible for the play area and the allotments. If this falls on the PC will there be any financial aid for this? Is in favour of a roundabout, but the amount of traffic would be a problem. Response: "Have an obligation to deal with the impact re: number of homes. There is no scope to expand existing H.C., and there are no schools this side of Radcliffe".
- The Chairman confirmed the Neighbourhood Plan puts the PC in a stronger position for destiny. The PC have views and will make views on any proposed developments. The Chairman will now deal with agenda item 7. (Open Session for members of the public to raise relevant matters, limited to 15 minutes) in order for members of the public to raise questions on the new building proposals.

4. Open Session for members of the public to raise relevant matters, limited to 15 minutes

Standing orders were suspended at 7.49pm

- A resident confirmed that they live in the only house at Shelford Road that would be surrounded by houses and traffic. Lives at Oakfield Lane. Asked about traffic access from Shelford Road and whether any other houses have access to Shelford Road. Response: Unsure of the answers, but employs traffic consultants and traffic access will be part of the planning application. Answers will be sent to the PC.
- A resident stated that Radcliffe is not a town, it's a village and everybody would use their cars and drive up to the school, and not walk up. Response: "Children from the development would use the school and be half form entry".

- A resident was concerned about the width of road around the estate, and would like this to be assessed.
- A Health Centre should not be sited at this development, as residents would not be able to walk up there as it is too far from the centre of the village.
- A resident was concerned the development is at serious risk of becoming an upmarket enclave and the community should be looked at broadly. Asked to stop and steer away from hiving off developments.
- Does the traffic assessment include the 300 houses at Newton. Refers to the bunding and its maintenance, the proposals are very short as the building line is 20-23 metres.
- A resident was concerned about the access to the Health Centre from Shelford Road and needs 2 accesses not just one. Response: "Pedestrian access only to the Health Centre and car park accessed through development."
- A Resident asked that the developers consult with residents of Radcliffe first. Confirms there is plenty of room at the SNA and Junior School to extend.
- A resident confirmed that she had bought her house 8 weeks ago and if the proposals go ahead the house will face a 19.5 metre roundabout and be surrounded by houses and asks how is that respectful and considerate to neighbours. Commented that the pavements along Shelford Road are too narrow and not safe. Response: "Six C's design the sizes of roundabouts. The roundabout design is in that form as it will be the only access to the large development".
- RBC Cllr Upton sends apologies for RBC Cllr Clarke, RBC Cllr Smith who cannot attend tonight's meeting. Referred to the Neighbourhood Plan that came into effect on the 20th October and confirmed the site is clear for development, but will fight 'tooth and nail' to prevent a Health Centre, as this should be in the centre of the village. Also has a preference that the spare land at SNA be used for to put both Schools together. Aspires to 30% of affordable housing, and commends 5* quality not pace of development. Radcliffe needs more trees so applauds the proposals in that aspect. Still time to discuss issues at only as the outline application stage.

Standing orders resumed at 8.09pm

5. Chairman's Announcements

There was no Chairman's announcements.

6. Minutes of the Previous Meeting held on the 9th October 2017 for Approval

Resolved: "That the minutes were approved and were signed by the Chairman."

7. Clerk's Report on Items arising from these minutes

- M.11 Work has started today on the resurfacing and widening of the Cliff Top Path. This is a gesture of goodwill made by the Highways Agency following the A52 Junction roadworks. Signs regarding dogs on leads and works taking place will be put up by the Works Contractors.
- M.13 No date has been set yet for the Cluster Planning Training for Cllrs with Bingham TC.

8. Open Session for members of the public to raise relevant matters, limited to 15 minutes

Standing orders were suspended at 8.30pm

- A resident referred to the Cotgrave Country path that is currently in progress. Is disappointed with no connection with the A52, and states that people are still accessing the Cricket Club.
- A resident objected to the Planning Application for 5 Golf Road. It is over intensive and ignores the Neighbourhood Plan. Bungalows are a high priority for the village not large 3 – 4 bedroomed houses. Urged the PC to register their strong opposition to this Planning Application.
- A resident who lives on Harewood Close also objected to the Golf Road Planning Application. Agreed it is over intensive and hands out photographs that show his view of a brick wall from his living room.
- A resident also objected to the Golf Road Planning Application, and stated the removal of trees at Golf Road/Harwood Close goes against the Neighbourhood Plan. Noted there is nothing on the market for starter homes.
- Another resident supports all the comments made re: the Golf Road Planning Application.
- A resident referred to the extra parking at Golf Road, if Planning was to be approved. Confirmed that Harwood Close was blocked with parked cars on bonfire night, with people going to the Firework Fiesta Event. The pavement is too narrow and dangerous for children.
- Another resident stated that the Neighbourhood Plan should be followed for 5 Golf Road.

Standing orders resumed at 8.25pm

9. Recent Rushcliffe Borough Council Decisions as per the attached list
Noted – The decisions were approved.
10. Planning Applications as per the attached list
Resolved: “The applications received were reviewed and the decisions taken as outlined on the attached document.”

Resolved: “To suspend Standing Orders and the time of the meeting to be extended to 9.15pm.”
11. Subsequent Applications
No subsequent applications.
12. Trains Working Group: Update
Cllr Thompson asked that Cllrs attend the Radcliffe Railway Station Tidy Up day this Friday 10th November at 10am.
13. Radcliffe Community Plan: To Consider Representation
As the neighbourhood plan was now complete, the Clerk asked for Cllrs to volunteer to join the Radcliffe Community Plan Committee, as Cllr Clegg is the only Cllr on the committee. This will be on the agenda for December.
14. Emergency Planning: To Consider a Working Group to Progress
The Chairman thought it was a good idea to form a Working Group and to work out an Emergency Plan with the RBC Planning Officer. Cllr Culshaw, Cllr Budworth and Cllr Astill volunteered to be on the Working Group. Progress will be made in the New Year.
15. RBC Local Plan Part 2: To Approve Consultation Response
Noted. The response has not been made, however the PC is aware of the response date of the 27th November. The Clerk will ask RBC if an extension can be made by the 5th December, if not will have to be the 27th November.
16. Correspondence
Resident Letter re Roadworks
A resident has been dissatisfied with Highways England. The PC has noted his comments and replies from Highways England.
17. Resident Correspondence re Severn Trent
Noted. Severn Trent have confirmed the Pumping Station at Sydney Grove is adequate to accommodate the increase in houses to the village.
18. NCC Planning Policy: Local Minerals Plan.
The PC had a Minerals Plan that was close to be being finalised in 2016, this Plan was withdrawn in May 17, and NCC now require another Local Minerals Plan for Shelford at a cost of £15,000. This issue will now be on the next Planning Agenda.

Resolved: “To suspend Standing Orders and the time of the meeting to extend to 9.25pm.”
19. Tetrapack Recycling Bin
This item will go on the next Planning Meeting Agenda: To consider a Tetrapack recycling bin for Radcliffe
20. Councillors Reports
 - Cllr Thompson reported that the Fireworks Fiesta Event on Sunday 5th November went well.
 - Cllr Agar referred to the use of the Neighbourhood Plan and that further discussions are needed as to how the PC could be represented at RBC planning meetings to achieve a better response. More articulate thoughts are needed for the PC, and asked this issue be included on the next planning agenda.
 - Cllr Budworth asked about the replacement for the fire damaged bin on Bingham road. The Clerk confirmed this will be replaced in due course. Cllr Budworth also referred to the parking at Wharf Lane on a Saturday two weeks ago. He was concerned at the amount of cars that were double parked all the way down Wharf Lane, however the

Car Park at the end of the road was empty. A NHS bus couldn't get through the parked cars or any other emergency vehicle.

21. Date of Next Meeting

Planning & Environment Meeting confirmed as Monday 04 December 2017. To be chaired by Cllr Agar in Cllr Culshaw's absence.

There being no further business the meeting closed at 9.25pm

Signed: Chairman..... Date.....

Draft Unapproved