

Radcliffe-on-Trent Parish Council
Minutes of the Planning and Environment Committee meeting held in the Radcliffe Room,
The Grange, on Monday 04 June 2018
at 7.00pm

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

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

Also present: Jacki Grice (Parish Clerk) Jacquie Earp (Admin Assistant), RBC Cllr Roger Upton and 2 members of the public.

1. Apologies for Absence
Cllr David Barton, Cllr Penny Astill and Cllr Graham Leigh Browne - Approved.
2. Declaration of Interest
None received.
3. Chairman's Announcements
The Chairman confirmed there were 2 additional items of correspondence to be added at Agenda item 17. Cllrs were also reminded that the comments 'Loss of View' and 'Right to Light' are not material considerations in Planning Applications. 'Overshadowing' is a material consideration, however Cllrs need to be aware of the differences.
4. Minutes of the Previous Meeting held on the 23rd April 2018 for Approval
It was Resolved: "That the minutes were approved and signed by the Chairman."
5. Clerks report on items arising from these minutes
M.3: The PC has reported the Potholes on Shelford Road to NCC.
M.6: Cllr Kay Cutts has been emailed again for a response to raise the kerb outside the butchers to alight buses more easily, however there has been no reply to date. This issue will be therefore raised at the next Full Council meeting on the 25th June.
M.14: The PC has reported the surface water issue outside 47 Cropwell Road.
The Chairman then confirmed the potholes on Shelford Road at the entrance to Oaktree Avenue had been nicely repaired.
6. Open Session for members of the public to raise relevant matters, limited to 15 minutes

Standing Orders were suspended at 7.04pm

- A resident of Radcliffe referred to the Local Plan Part 2 document and distributed photographs depicting flooded areas of 'The Paddocks', and his garden. The Paddocks is the piece of land between Nottingham Road and the A52 Lee Barns Road. Is staggered that this piece of land is back on the Plan again, as he believes that at least on two previous occasions it was rejected. The land is continuously and regularly flooded by the water from the water table/flood plain. When this water reaches a certain level it fills up a ditch between his house and the field. If the ditch cannot cope with the amount of water, then it goes into the garden. The field has been farmed for a number of years by a tenant farmer and has advised the resident the ditch on the opposite side of the field also floods in heavy rainfall. Another problem is the noise. It is already a noisy location and to have 70 new houses built, trapped between Nottingham Road and the A52 amazes him. Current Government Guidance to Local Authorities is summarised in a Planning Policy Guidance note 'Some noise levels are category C, and at this level Planning Permission would not normally be granted. The note goes on to say other steps will be necessary to make living in the new homes bearable, homes nearest to the A52 will be modified to keep living areas from the worst of the noise, as long

as windows are kept closed. In conclusion believes this site is completely unsuitable for housing, and trusts that the RBC Planning Office will reject this. Reiterates it was rejected twice before along with the support of the PC Planning Committee.

The Chairman confirmed that some of these issues will be dealt with later at agenda item 11, when discussing the response to the Local Plan Part 2. The resident confirmed the photographs handed out to Cllrs tonight were taken in 2010, the last time it had flooded to the extent of water reaching the back door of his house.

- A resident referred to his Planning Application 18/00917/FUL (8 Bailey Lane) and wished to echo the Chairman's comments at agenda item 3. In addition raised the 45deg overshadow applied from the centre of the back of the property. If there is shadow intently made for an hour or one and a half hours this would normally be in the winter sun, lower centre which is different to the sun at this time of year. There was also a previous application/consent from 15-18 years ago made by no 6 Bailey Lane whereby a number of extensions were made. Reference to shadowing was made, and for reference a photograph of the side elevation overlooking no 4 Bailey Lane was handed to the Chairman. This previous Planning Application is similar to the residents Planning Application listed tonight.
- RBC Cllr Upton responded to the issues at The Paddocks raised by a resident and confirmed it is now out of the control of RBC as the draft plan has been published and after 5pm on Thursday 28th June all written responses are collated and sent along with the draft plan to the Secretary of State. These documents will then be forwarded to the Planning Inspectorate who will in turn send a Planning Inspector to Rushcliffe Arena sometime in September for a 2-3 week Public Inquiry. All submitted representations will then be read and the plan concluded. Confirmed The Paddocks is only a 'possible site for housing along with other possible sites across the Borough. The Local Plan Part 2 has been running since 2014 and will continue to progress into 2019, understands the concerns of the resident but is now in the hands of the Government Planning Inspector. Everybody still has an opportunity to submit a written comment.
- Although Cllr Upton had not read the written correspondence (agenda item 17a) re: glass and plastics kerb side collection he attended the Abbey Road Depot this afternoon, and met with managers and staff. This issue was raised and it was confirmed that if a kerbside glass round was introduced, there would have to be another bin for everybody and several new Refuse Collection vehicles that cost £120,000 each, plus all the crews. This would mean a huge cost for the Borough. The current collection system is doing well at the moment as £100,000 or more is being made from the glass from the collection points across the Borough. Therefore it is unlikely that glass will be collected kerbside for the foreseeable future.

Standing Orders resumed at 7.15pm

7. Recent Rushcliffe Borough Council Decisions as per the attached list

Noted and discussed. Cllrs agreed it was disappointing to see that four Planning Applications previously objected to by the PC, had been granted by the RBC. The decisions are not consistent with the PC's objections and the objections have good reasons. It was noted one of the Planning Applications referred to the Neighbourhood Plan, but the RBC had still granted planning permission. The Chairman confirmed that the PC could only make comments and all decisions were made by the RBC Planning Department.

8. Planning Applications as per the attached list

Resolved: "The applications received were reviewed and the decisions taken as outlined on the attached document."

9. Subsequent Applications

Resolved: "One subsequent application received was reviewed and the decision taken as outlined on the attached document."

10. Trains Working Group: Update

There was a Trains Working Group meeting on the 31st May. There is no more information regarding the Franchise, although there are only 3 bidders remaining from the original four. Cllr Thompson has therefore arranged two meetings: one for the Franchise Bidder the Group has not met yet – namely Arriva and other Stakeholders this Friday 8th June and another meeting with John Macquarrie from the Department of Transport

and other Stakeholders for the 13th July. The Adopt a Station Scheme are having a Tidy Up day on the 10th June and there is now money for a herb garden. East Midlands Trains are having a stall at the Village Carnival and two representatives will be encouraging Train use. The Trains Working Group are doing another survey at the beginning of October, as they are aware train usage has increased and that customers are not paying. East Midlands Trains have said there is a slight increase in usage, however the Trains Working Group know the Trains in Radcliffe are being used a lot more. Cllr Thompson thanked Cllr Culshaw and Phil Thomas for their work on the Local Plan Part 2 Draft Consultation particularly in reference to trains, as it was felt the Plan did not relate at all to trains. Cllrs were concerned that train customers were still not paying their fares. Cllr Thompson agreed there was still a lot of work to be done as revenue was not being collected and the statistics of train users from Radcliffe are inaccurate. Cllr Culshaw noted that along with other tasks, it was a difficult job for the guards to collect fares on short journeys and if two ticket machines were to be installed it would cost £37,000 each. Cllr Budworth confirmed he regularly used the train and it was often the case that it was on the return journey from Nottingham that the Guard did not collect fares.

11. Rushcliffe Local Development Plan Part 2 Consultation and Draft statement of Community Involvement: To Consider a Discussion Document and Response

The Chairman confirmed that with considerable help from Phil Thomas and at short notice for inclusion in the agenda he had written a response to the Local Development Plan Part 2 Consultation. A number of revisions had now been added to the PC Draft Response by the Chairman which included:

- The potential for a road bridge crossing over the railway at the top end of Shelford Road linking into the A52
- The PC believes there is an overwhelming requirement for a strategic review of traffic flows within Radcliffe, without this the Local Plan Part 2 and Planning Policies are not sound.
- The Saxondale and Holme House junctions have been previously monitored by RBC and had found them to be two of the most traffic polluted places in Rushcliffe. Reassurance is needed that residents are not going to suffer excessive air pollution levels at The Paddocks site.
- The PC want reasons as to why The Paddocks are flooding and this will need to be addressed by a potential developer.

Cllrs then considered and discussed one page at a time of the Draft comments. The following revisions were agreed to be included:

- Page 1 (1st bullet point of the summary) Radcliffe does not have a Primary School, so a 'Second Primary School' is incorrect. It is unacceptable and Cllrs do not agree with a second school at the top of Shelford Road. It was noted there is enough land on the existing Junior School site to amalgamate the Infant and Junior School together and room for a single form entry. The 1st bullet point should therefore be amended to read: "The addition of a second school for primary School Children at the top of Shelford Road is unacceptable. The PC believes that additional investment should be given to increase the facilities at the existing Infant & Junior Schools." It was also suggested this issue is escalated and that both Headmistresses of the Infant & Junior Schools should have an input and encouraged to respond to this document.
- Comments: 1 Although this point was generally accepted, some Cllrs disagreed there should be a minimum requirement of 920 houses, and that there should only be 500 houses split around the village. The Health Centre, Schools and transport are issues for the PC to address and influence however as it is now documented in the Plan there will be a minimum of 920 new houses, 30% of which will be affordable housing to 'pepper pot' around the sites. It was Resolved: "The PC accept the principle of 'Comments' para 1, to broadly accept the number of houses, however attention is drawn to the fact that it will pressurise Schools, Health Facilities and Transportation".
- Comments: 2 Will be completely re-written
- Comments: 3 Reference to the second sentence (Primary School) will be removed. 'Very' to be underlined, and to add to the end of the first para 'would involve two bus journeys.' The Cllrs were broadly in agreement with the rest of Comments 3.
- Comments: 4 Reference to fifth sentence be amended from 'However, the real issue to 'However another major issue'...Would also wish to include 'a safe junction at Saxondale on the A52'. The Chairman confirmed that Highways England do not want a junction at Upper Saxondale at St James' Business Park. This was

accepted, however new housing at that point and at Bingham and Newton would mean a lot more traffic and the need for a safe junction. It was suggested that an aspirational plan for a bypass should be included in this section. The Chairman then reiterated the need for a strategic review. Bus Transport was discussed, however the benefit of a Park & Ride at Gamston Island has not been included in the plan. It was agreed to amend the bullet points regarding the Railway Station (at the end of bullet point 3) 'and Better Lighting' & an additional bullet point re 'Disabled Access.' Cllrs also agreed that reference to the lack of Leisure facilities should be included in this document. There should also be a more balanced report, as the train facility issue appears to be over-emphasised. The Chairman then asked Cllrs to submit bullet points regarding leisure for inclusion and Cllr Agar requested that the general principles of The Neighbourhood Plan along with others in Rushcliffe be taken into consideration for Planning Applications.

The Chairman will now redraft the document and send this out to Cllrs for their comments. An Extra-ordinary Planning & Environment meeting will now take place to finalise the comments before the next Full Council meeting on the 25th June.

Resolved "To suspend Standing Orders to enable the meeting to continue past 9pm".

12. RBC Planning Meetings – Report and Future Representation (14/6 & 12/7)

The next dates for the RBC Planning meetings are the 14th June and 12th July. The Chairman asked for volunteers for these meetings, in order to understand how PC decisions made, and are dealt with by RBC Planning Office. RBC Cllr Upton asked Cllrs to refer to the RBC agendas as 'the land off Shelford Road Planning Application' will soon appear and PC Cllrs will need to attend. Cllr Clegg then volunteered to attend on the 14th June, and the Chairman volunteered to attend on the 12th July.

13. Urban Imprint Consultancy re Neighbourhood Plan Training: To Consider a Recommendation

Cllr Agar confirmed a quote from Urban Imprint Consultancy had been submitted to the PC Office for Cllrs to attend Neighbourhood Plan Training at a cost of £1,670 plus VAT. Following discussion and consideration it was Resolved: "It is recommended that the Urban Imprint Consultancy delivers Neighbourhood Plan Training for a provisional date of Monday 29th October. This will be considered by The Finance General Purposes Committee on 11th June as funds would be accrued from Financial Year 17/18."

14. To Consider RBC Tree Grant Scheme

RBC Cllr Upton confirmed 10 trees are available to the PC and should decide where the trees will be planted and Residents have 2 trees available each for their own gardens. Application forms will be available to complete in the future. The Clerk then confirmed PC Groundstaff had identified the bottom of the Cliffs and the Wharf Lane Railway line for the new trees. Cllr Agar suggested the Upper Saxondale Residents Association are contacted about the offer, as a large number of trees had been gone from that area. The Planning Committee therefore suggested that the bottom of the Cliffs, the Railway Line at Wharf lane be recommended to the Amenities Committee as priority sites.

15. Best Kept Village Competition Update

Noted and considered. Cllr Dunn confirmed all arrangements are in place and the litter pick will take place this Saturday morning 9th June, 10-12 meeting at The Grange. It was also noted the Railway Station car park will be tidied up on Sunday 10th June. There is also a poster advertising the litter pick on the large notice board at The Grange. Streetwise has been contacted to enquire about an additional street clean, however this costs £504 per day so is not cost efficient as the prize money for Best Kept Village is only £125. All Cllrs are welcome to join the litter pick on Saturday.

16. Councillors Reports

- Cllr Thompson noticed the hedges need cutting along the Cliff path. The Clerk confirmed this is only done once a year at the end of the summer because of birds nesting. Refers to the best kept Village Competition and confirmed the grass up by the Post Box on Shelford Road has been cut and the other side has not been done. The Clerk will report to NCC.
- Cllr Budworth noted Park Homes owner have placed homes on one of the best places to get down and see the River Trent – namely 'the green'. The footpath that has been there for many years is being moved to

bring it in line with where it should have always been, causing chaos. If Cllrs get complaints Jim Hatchett at NCC Countryside Access is the person to contact.

17. Correspondence

Glass and Plastics Kerb Side Collection: Resident Email

Noted. RBC are not able to provide this service at the current time.

18. Road Closures: Radfest

Wharf Lane will be closed on the 23rd June 2018 between 9am and 10.30pm. Residents and Emergency Services will still be able to have access. Cllr Budworth had recently delivered 120 flyers with information & passes to residents in the area.

19. Road Closure: Shelford Road

The Shelford Road will be closed on the 8th June outside 119. Traffic lights will operate between 8am and 5pm for new STW water connection and Tuesday 12th June.

20. Cycle Live

An Annual Nottingham Cycling Event run by 'Perfect Motion' will be coming through the village on Sunday 24th June.

21. Date of Next Meeting: 02 July 2018

There being no further business the meeting closed at 9.22pm

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