

Radcliffe-on-Trent Parish Council
Minutes of the Extraordinary Planning and Environment Committee meeting held in the Radcliffe Room,
The Grange, on Wednesday 15 August 2018
at 7.00pm

Councillors

Martin Culshaw (Chairman)
Joe Bailey (A)
Sue Clegg

Keith Agar (Vice Chairman)
Rod Brears
Gillian Dunn
Pam Thompson

Penny Astill (Ab)
Graham Budworth
Graham Leigh-Browne (A)
Jean Robinson (Ab)

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

Also present: Jacki Grice (Parish Clerk), RBC Cllr Roger Upton, Nathan Conway and Michael Davies (Savills) and approx 20 members of the public.

1. Apologies for Absence

Cllrs: Joe Bailey and Graham Leigh-Browne - Approved.

2. Declaration of Interest

None received.

3. Chairman's Announcements

- Overnight maintenance works are commencing this week 13-17 August by Highways England on A52/A46 Junctions
- The Chair explained to those present that tonight's meeting was not about the amount of housing allocation for the village, this is a matter for the Planning Authority and the Neighbourhood Plan has been adopted.

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

Standing Orders were suspended at 7.05pm

All residents present were invited to speak, all comments raised referred to the proposed Grooms Cottage Development and included:

- Excessive density of the proposed housing site
- Social/Affordable housing 30% should be a minimum (the term affordable is very ambiguous)
- The boundary between Clumber Drive residents and the proposed site should be a minimum of 5m and designated to appropriate trees and shrubs to ensure sensitive screening
- Other boundary adjacent to the Hunting Stables also to be of sensitive screening
- Concerns regarding adequate school places for the amount of housing proposed for the village, SNA reached current capacity – also 0-5 year olds due to peak
- Green space throughout the Development should be given prioritised consideration
- Already a roundabout exit proposed on the William Davis Development, a further exit at Grooms Cottage would cause even more traffic disruption – impossible to get onto Shelford Road now at peak traffic times (joined up thinking required between developers)
- Bottle necked traffic at village centre roundabout (pressure on Radcliffe and the A46 not only from its own housing allocation but also passing through traffic from allocations at Newton and Bingham etc.
- S106 Funds – joined up thinking needed between all Developers regarding the delivery of Health/Education and Transport infrastructure (fragmented schools and health provision would be detrimental to residents)
- Referred to a publicised Development whereby 30% affordable housing was promised but only 13% delivered
- Confirmation wanted on housing styles and heights, views and overlooking issues, believes would have to be 3 storey to accommodate 50 dwellings on the site
- Construction traffic and heavy plant vehicles – safety concerns – local roads not suitable
- Concerns over protection of Amenity and Drainage

Resolved: “To extend the suspension of Standing Orders beyond 15 minutes to enable RBC Cllr Roger Upton (Portfolio Holder for Housing, Planning and Waste Management) to speak to the meeting.”
Cllr Upton was also the Chair of the Neighbourhood Plan Steering Group.

Cllr Upton explained that the proposed Grooms Cottage application is for outline planning only at this stage and it is highly likely that this application will be considered by the Planning Committee and not designated to Officers for a decision. It will be submitted on a reserved matters basis whereby the detail of the proposal will come later in another application.

The 30% figure relates to affordable housing and there is an aspiration to raise this further and to ‘pepper pot’ these houses within Developments and not put them all in one area.

There should be well thought out connectivity links with the William Davis Development. The Local Plan does refer to sensitive treatment of boundaries and there will be a Construction Traffic Plan in place when development commences.

Cllr Upton explained that there are different Agencies that deal with infrastructure, Highways England for Trunk Roads, N.C.C for Local Roads and Transport, Schools and CCG for Health Centres, and these Agencies comment on the applications. Cllr Upton is opposed to a School and Health Centre being situated off Shelford Road and believes there is opportunity to expand on existing provision in the centre of the village.

Standing Orders resumed at 7.29pm.

5. Presentation by Nathan Conway (Senior Planner) and Michael Davies (Director) of Savills re: Proposals for Grooms Cottage Development

It was explained that Savills are working as consultants on behalf of the Landowner. They are progressing with an outline planning application which establishes the principle of the plot being suitable for the proposed 50 dwellings. All matters will be reserved with the exception of access. Various assessments for submission are still ongoing. There are no Developers involved yet, once outline planning is approved then house builders will have opportunity to bid and take the project forward with a detailed planning application.

The Grooms Cottage site is in the Local Plan Part 2 Draft Housing Allocation, the proposals were presented on screen showing how it aligns with the adjacent William Davis proposed development.

There has been a public consultation held with local residents resulting in a 25% response rate. All comments are under review and will be passed to the Urban Design Team to consider incorporation into the MasterPlan. However there are certain restraints e.g., distances between neighbouring properties and widths of roads etc.

Map 2 was presented showing that comments had been listened to as one dwelling had been taken out of a corner to remedy concerns. Surface water collection points were highlighted as were hedgerows and newly positioned cycle and footpaths due to the location of the proposed school site, but it was re-iterated that the development was a long way off from final designs and there will be opportunity to have dialogue at a later stage with the appointed housing developer. It was noted that potentially William Davis would have the same opportunity to bid as others.

Members of the Council asked if there had been any new road/traffic infrastructure assessments, Savills advised that the model used was consistent with the baseline outlined in the Local Plan. RBC would normally undertake with N.C.C – a Strategic Transport Assessment. Savills advised that the William Davis and Grooms Cottage Developments would be subject to £1m of S106 contributions used for Transport infrastructure. Statutory consultee responses are still awaited.

Members then re-iterated the concerns raised by the residents regarding the protection of existing properties, school and health provision, housing density and traffic management and advised that when consulted on all the applications the Parish Council would be putting across the views very strongly and stress the devastating impact that inadequate transport infrastructure would have on the village. It was also stressed that new properties are very much needed to retain the young and enable the elderly to downsize and that joined up thinking between adjacent developments was essential.

When the Neighbourhood Plan was formed the Parish Council was expecting an allocation of 400 homes this has now risen to 920.

Savills responded that the outline planning application was effectively a 'proofing exercise' at this point and all concerns would be tested by detailed plans at a later stage, Savills did feel though that it was highly unlikely that apartments would be built on the site. Technical work is due to conclude in 2-4 weeks and the outline application should be submitted this autumn. Determination by RBC may be deferred to early 2019 due to the Local Plan Part 2 adoption timelines. S106 agreements would take up to 3 months to negotiate, the site may then be marketed in spring 2019. Many factors may change expected timelines for building including Brexit and the economy.

Standing Orders were again suspended at 8.08pm to enable the public to speak

Cllr Upton reported that the Independent Examination by the Planning Inspector and Public Inquiry of the Local Plan Part 2 should be held in September/October and would be a 2-3 week process. The A52 'Growth' corridor is having an £11m investment for improvements by Highways England starting from the QMC Roundabout.

There was further discussion and summary on the need for collaboration between developers, a requirement to view the traffic assessment (not convinced there is no requirement for additional infrastructure) scope for additional road links and the opposition to a new school and health centre at Shelford Road rather than the village centre

Standing Orders resumed at 8.11pm

The Chairman thanked Nathan Conway and Michael Davies for attending tonight's meeting.

6. Correspondence

Residents Comments on Grooms Cottage Development Consultation

It was noted that the comments had been discussed throughout the meeting, therefore members acknowledge and note the contents.

7. Councillors' Reports

Cllr Barton advised that plans were progressing with regard to the Tour of Britain Cycle Event to be held on 08 September 2018.

8. Date of Next Meeting

Monday 03 September 2018

There being no further business the meeting closed at 8.13pm

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