

Radcliffe-on-Trent Parish Council
Minutes of the Planning and Environment Committee meeting held in the Radcliffe Room,
The Grange, on Monday 03 September 2018
at 7.00pm

Councillors

Martin Culshaw (Chairman) (A)	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: Sally Horn (Acting Parish Clerk) Jacque Earp (Admin Assistant) RBC Cllr Roger Upton and 1 member of the public.

1. Apologies for Absence
Cllrs: Martin Culshaw, Graham Leigh-Browne - Approved. In the absence of the Chairman, Vice-Chairman Cllr Agar chaired tonight's meeting.
2. Declaration of Interest
None received.
3. Chairman's Announcements
There were no Chairman's Announcements
4. Payment and Management for Maintenance of Public Areas on New Housing Estates – Presentation by Roger Upton
RBC Cllr Roger Upton updated the Planning Committee members with a report on the 'Management of Public Areas on new Housing Estates' and presented the following report:
 - Policy 32 of the Local Plan Part 2 gives information on Public Open Space for New Housing Developments
 - Recreational public open spaces are important parts of social and community infrastructure for new housing developments, which can promote health and social inclusion, and they have become increasingly common in recent years. They can also provide habitats for wildlife if they are well landscaped. The design, location and type of public open space must be well related to the proposed and existing housing layout.
 - The type of open space will be determined on a site by site basis depending on local need.
 - For developments of over 50 dwellings, provision will be made by one of the following: Provision of open space facilities within the development, a financial contribution to provide new open space facilities on or off site, a financial contribution to enhance existing open spaces nearby.
 - For developments of 10 to 50 dwellings a financial contribution will be made to improving the quantity or quality of public open space and facilities in the surrounding area. This is based on the presumption that on developments of less than 50 dwellings, it may not be appropriate to designate areas of land for public open space due to the limited amount of space.
 - Extracts from Policy 32: "In all cases, through a Section 106 agreement, the Borough Council will secure appropriate management arrangements for any provision, to be delivered by a management company or through a parish council with its agreement. Recreational open space includes provision for children and young people (including play areas), outdoor sports facilities (including formal playing pitches), amenity green space (including green infrastructure provision) and allotments. "The Council do not take on the responsibility for the future management and maintenance of additional open space sport and recreational provision within the Borough. It is expected that responsibility, management and maintenance will be provided by means of a management company. In some cases, Parish Councils may wish to take on such responsibilities, where financial contributions for the future management and maintenance of open space are

- secured. Where appropriate, the Council will secure the management and maintenance of open space, sport and recreation provision through legal agreements.”
- Prior to 2014 there were different arrangements for the responsibility, management and maintenance of public open spaces within housing developments.
 - The developer could propose that an area of public open space be transferred into the Council's ownership and maintenance, and the transfer and payment was achieved by means of an agreement under Section 106 of the Town & Country Planning Act 1990. The payment, “the commuted sum”, was calculated according to a formula. However, all of the requirements set out in the agreement had to be complied with before transfer took place.
 - This method was used for Upper Saxondale and the “commuted sum” with David Wilson Homes is £205,000 but not all the requirements for the public open space have been complied with, and David Wilson Homes remain the landowner, with all the associated responsibilities for maintaining the public open spaces.
 - Since 2014 the Borough Council has had a policy of not adopting public open spaces on housing developments, and any significant issues, such as an area of public open space falling into long term neglect, (e.g., land at Gamston housing development owned by Bovis Homes Group PLC - 2015), may have to be decided on a site specific basis.
 - The Rushcliffe Residential Design Guide is on the RBC Website
 - Section 57 – Environment, Energy & Management – gives guidance to developers on the basic principles for the design of public open spaces, e.g., 1) Planting to require minimum maintenance. 2) A detailed management and maintenance plan must be written to ensure the long term success of the scheme. 3) Access for maintenance vehicle
 - RBC website – advice on landscaping of new developments: Most applications for development require a landscape scheme. The landscape scheme to have an accurate survey and plan of all existing trees, hedges or other natural features, both those to be retained and those to be removed. A detailed planting plan showing the location of all new trees and shrubs. A list of the trees and shrubs to be used and their size. Details of other landscaping works, including fences, walls, grassed areas, paths and paved areas. The scheme to be maintained to the satisfaction of the Borough Council for 5 years after planting.

Cllr Upton then put the following questions to the PC for discussion:

- How would a Residents Management Company be set up and maintain the public open space(s) including children's play areas?
- How would the annual charges be set and collected from the residents and by whom?
- Would the Parish Council want to be responsible for the public open space(s) including children's play areas?

Cllrs then discussed the options at length and agreed that before any decisions are made, the issue should be part of the general discussions between the Planners, Developers and the PC and should be on a ‘case by case’ basis. Further information and regular weekly updates from Dave Mitchell at RBC are also needed. Cllr Upton confirmed he will be updated for the draft S106 arrangements regarding the William Davis development when he meets up with RBC Officer Dave Mitchell this Thursday.

5. Minutes of the Previous Meetings held on the 06 August and 15 August (Extraordinary) for Approval
It was Resolved: “That both sets of minutes from the 06 August and 15 August were approved and signed by the Chairman.” M.17: 06 August - It was noted that the Clerk had followed up an attendance to be made by STW Adam Greest for tonight, however the Chairman had requested his attendance for October when he is available to Chair the meeting. M.4: 15 August – Residents were impressed by the PC at this meeting by their professional approach and how seriously they were taking this matter. It was also noted S106 comments have now been submitted.
6. Clerks Report on items arising from these minutes
There was nothing to report.

7. Open Session for members of the public to raise relevant matters, limited to 15 minutes
There were no comments raised.
8. Recent Rushcliffe Borough Council Decisions as per the attached list
There were no RBC Decisions.
9. Planning Applications as per the attached list
Resolved: "The applications received were reviewed and the decisions taken as outlined on the attached document."
10. Subsequent Applications
There were no subsequent applications.
11. Trains Working Group: Update
A meeting was held with John Macquarrie from the Department of Transport on the 8th August 2018 to discuss the new Franchise. This was a useful meeting, Bingham, Bottesford and other Stakeholders also attended and raised concerns about Disabled Access, Lighting and Late Night Trains. East Midlands Trains are in favour of a Late Night Train and Sunday Service and improved Disabled Access. Another meeting with John Macquarrie, four representatives from East Midlands Trains and other Stakeholders has now been arranged for Wednesday 17th October. It will be November/December 2019 before the winner of the new tender is known, in the meantime other work will continue with the Group and Stakeholders.
12. RBC Planning Meetings – Report and Future Representation
Cllr Clegg attended the RBC Planning meeting on the 16th August and noted there was nothing on the agenda for Radcliffe. Cllr Clegg will also attend on the 13th September 2018 and the Vice Chairman recommended that other Cllrs attend for future meetings. It was noted that Thursday 11th October RBC Planning meeting may include the William Davis Development, if this is the case RBC should notify the PC. Cllr Culshaw and Cllr Agar will attend this meeting and all Cllrs are encouraged to attend. This item should be included on the agenda thereafter.
13. Councillor's Reports
- Cllr Thompson was horrified to find a man loading up the new Tetrapak Facility at the Health Centre Car Park with White Packing Polystyrene and Newspapers from the back of a white van. Cllr Thompson stopped him from continuing and she was not happy that the whole Tetrapak Unit (which is clearly written up re: acceptable items) has now been contaminated.
 - Cllr Brears noted the 'No Parking' notices for the Tour of Britain Cycle Tour had gone from the village, and they therefore needed to go back up before this Saturday. He also reminded Cllrs that the Green French People Carrier was still parked on Main Road and this would also need to be removed before the Cycle Event.
 - Cllr Dunn had received a phone call from a friend and resident who reported there was a large amount of bottles, cans and evidence of drug taking at Wharf Lane Car Park. The resident cleared up the cans and bottles, however this is an ongoing problem that the Police are aware of. Cllrs asked that this issue be discussed at the next Amenities Committee meeting.
 - Cllr Barton was concerned that dogs were fouling the Football pitch and their mess was having to be cleared before matches. This is a problem that needs addressing and he asked this issue should be included in the next Amenities agenda.
 - Cllr Dunn reported various items had been fly tipped in Brickyard Lane, and was advised to report this to RBC via their website.
 - Cllr Bailey noted the Wharf Lane Drug Use details for the Amenities agenda item should be more specific and asked what type of drug paraphernalia was found before this issue is discussed. The PC Ground Staff should be able to confirm this detail as this problem is ongoing.
 - Cllr Agar had a conversation with David Thornley on the 6th August concerning the recent STW water issue. It was suggested there should be representation from the Radcliffe PC on the Resilience Forum which is run by RBC as there was no liaison contact for vulnerable people in the village who was left without water. STW also need to comment regarding the lack of communication at that time.

- In response, Cllr Barton suggested convening a meeting with representatives from various village organisations and to draw up a vulnerable persons list taken from that same meeting. It was noted however, this list would be constantly changing and that data protection would have to be addressed.
- Cllr Budworth confirmed he had formatted a questionnaire for this problem and that it wouldn't work without the cooperation of all involved. It was then suggested this item be put on the agenda for the next Full Council meeting.
- Cllr Clegg reminded Cllrs that it was the Village Show this Sunday 9th September and thanked all who had volunteered for gate duty. Had recently used the J24/A453, coming off the M1 at the A50 and noted if travelling East would eventually reach Radcliffe at the A52. Be aware from Nottingham Road through to Saxondale the road is not dual carriageway, and to bear in mind regarding future planning.

14. Correspondence

Roadworks Notification/Temporary Closure Shelford Road

Noted and discussed. The Vice Chairman was concerned STW would cause major disruption and bedlam if the whole of Shelford Road was closed off to connect water to one household. Cllr Agar will therefore contact John Brown at STW tomorrow with these concerns.

Rushcliffe Local Plan Part 2: Notification of Submission to Independent Examination Inspector

Noted. Cllrs agreed this notification should be promoted to Radcliffe Residents.

15. Date of Next Meeting

Monday 08 October 2018

There being no further business the meeting closed at 8.17pm

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