

Radcliffe-on-Trent Parish Council  
Minutes of the Planning and Environment Committee meeting held in the Trent Room,  
The Grange Hall, on Monday 07 January 2019  
at 7.00pm

Councillors

Martin Culshaw (Chairman)	Keith Agar (Vice Chairman) (A)	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) Jacque Earp (Admin Assistant), RBC Cllr Roger Upton and 29 members of the public.

1. Apologies for Absence

Cllrs: Keith Agar and Graham Leigh-Browne - Approved. The Chairman was delighted and astonished to see so many members of the public tonight. The Chairman will inform the public beforehand if the meeting is likely to run on later than 9pm.

2. Declaration of Interest

There were no declarations of interest.

3. Chairman's Announcements

Has lived in Radcliffe for 36 years, the village has evolved and has taken on anything that has effected it and during the 4 years as Planning Chairman has dealt with mostly regular mundane matters, however Radcliffe has now reached a key point in its development and will change over the next 10 years. As a community, the PC being part of this community will endeavour and ensure that the change is managed, meets its requirements as citizens, and to ensure that the PC voice is heard to those in power. It was also noted that there are controversial items on tonight's agenda.

4. Minutes of the previous meeting held on the 03 December 2018 for approval

It was Resolved: "That the minutes are approved and signed by the Chairman."

5. Clerks Report on items arising from these minutes

M.5: Thanks go to the three RBC Cllrs for their total contribution of £700 to assist with the purchase of re-useable cups in the PC 'Single Use Plastics' Campaign.

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

Standing Orders suspended at 7.05pm

- A resident who is a School Governor at Radcliffe Infant School referred to the new proposed School at the proposed William Davis development at Shelford Road. The Governors at the School are opposed to this proposal, all schools are able to expand on their existing sites. Cllr Spencer requested this is taken into consideration by the PC when discussing the Planning Application for the new housing development at Shelford Road.
- A resident referred to Planning Application 18/02841/FUL (revised scheme) at Yew Tree Close, and was of the view that the size and dimensions of construction already done had exceeded the original and revised Planning Application. The resident asked that the plans should now be looked at by a Planning Enforcement Officer, as if it was approved by the PC, the RBC Planners would believe everything was correct.
- A resident referred to the proposed William Davis development at Shelford Road and noted that there was a considerable amount of paperwork on the RBC Planning Portal for this, however screening was not shown on some of the plans available and it was unclear if existing buildings would be screened off from the development. The Affordable Housing element of the development should be 'pepper-potted' around the site

- and not be a conglomeration of such houses in one area. Confirmation is needed for both these issues..
- A resident who lives at The Harlequin referred to the increase of traffic on the A52. The traffic is very bad and a neighbour of his had waited 8 minutes before turning onto it. New Traffic lights at Saxondale Drive would mean that traffic would back up to the A52/A46 Island, and the traffic would get worse and worse.
  - RBC Cllr Upton confirmed that RBC wanted only 9,000 new homes and did not want the 13,150 new homes for Rushcliffe as per the current proposals. Is concerned that 920 new homes are scheduled for Radcliffe in the Local Plan Part 2, being currently reviewed by the Inspector. Also attended the Local Plan Part 2 Examination hearing at The Arena when the NCC confirmed that 1000 homes are needed to make it viable to build a new school. This is a blinkered view as it is possible to make the existing infant and junior schools in the village 'two storey'. Objects strongly and it is fundamentally wrong to build a new Health Centre and Primary School at the top of Shelford Road. Endorses the resident who is concerned about the increase in traffic on the A52 and objects to the increase of 300 homes and decrease to one hectare for the industrial area instead of the 150 homes at the RSPCA site, this is not compliant with Local Plan Policy. Radcliffe needs more jobs and local employment opportunities that a new Industrial/Business area would bring. It was noted that the Flood Risk at the RSPCA site is at category 2 & 3 and does not object to the proposal for the new Crematorium at Stagglethorpe.
  - A resident was concerned about the increased patient impact that the existing Health Centre in Radcliffe would have following when the new housing developments start. The Health Centre staff are under pressure now and need a newer building. Three options are available: Keep the Health Centre in the centre of the village, a new Health Centre to be at the top of Shelford Road or a multi-village user Health Centre to be based at Gamston. Understands the CCG is moving towards the Gamston Health Centre option. Is in support of the Neighbourhood Plan, and believes the crux of concern is the ageing community impact. Looks to the PC to start the ball rolling and take this issue forward to keep the Health Centre in the centre of the village, as the people of Radcliffe expects this.
  - A resident who had voted in favour of the Radcliffe Neighbourhood Plan 'vision', felt that his and other voter's time had been wasted and had been ignored. Although there had been 147 objections made to the Shelford Road development, RBC Planning had made it clear to override the Radcliffe Neighbourhood Plan. Believes RBC Cllrs do not have the courage to make their objections. The Health Centre must remain in the centre of the village and no new school built at Shelford Road. There should be a mix of housing as per the Neighbourhood Plan and 'pepper-potted' around the development. Speed bumps and zebra crossings on blind corners is not an option for the traffic increase, Shelford Road residents need to be consulted, and will never, never give up.
  - A Shelford resident was concerned about the small amount of residents that had been notified on Planning Proposals for the large housing development at Shelford Road. This has an impact on the whole of the village and the RBC need to be actively consulting to a much wider range of residents and should notify and advice residents when they have a limited amount of time to comment on Planning Applications via the RBC Planning website. Is in support to the objections of a new Health Centre and School at Shelford Road. Cannot ignore the combined impact of traffic from other village developments. An updated Transport Assessment suggests that traffic levels have remained the same or have gone down, as a resident, disagrees with this and believes the results are unreliable. The A52 Highways England traffic monitoring results are verging on being misleading as assessment not taken at usual peak times. Peak hours vary by location and believes they are dubious and flawed results. A thorough traffic assessment is required for the whole village, this should be related to ALL Planning Applications.
  - A resident asked if the Greenbelt Review had been 'signed off.' Gives credit to the PC for supporting the Radcliffe Neighbourhood Plan. Is in support for the Health Centre to remain in the centre of the village and would be a disaster if it went to Gamston. There is no infrastructure for the East side and something needs to be done before 920 houses come to Radcliffe.
  - A resident who has lived in Radcliffe for 60 years believes that the current Health Centre should be updated and a new Health Centre should be located at the top of Shelford Road as people from Shelford village will use it as well as Radcliffe residents. There will be a lot of children up at the new housing development and agrees the village needs affordable housing. Was previously told the Parish Council 'held the key' to all Planning.

- A resident confirmed that 10 new William Davis houses will directly border her property. Would like the PC to express their disappointment in RBC, having uploaded 120 documents which are not consultation documents and do not want to receive comments on the transport assessment update. This is deeply disrespectful. The Outline Planning Application makes the transport update irrelevant. Re-iterates the comments about screening for existing properties: it is not the height but the high density of houses that is an issue. It is a greenbelt site, and very special circumstances are needed to develop a greenbelt site. It has to be demonstrated how the developers are integrating i.e. picking up on local architecture and housing. How has this been done when the houses are off a William Davis 'stock plan' and are not in keeping with the rural/ greenbelt area? Also, the RBC should make it easy for residents to comment on the points they can and cannot comment on.
- A resident asked if there was evidence for not using the existing Health Centre to build another storey on it. The Chairman confirmed this would be dealt with in the next agenda item.

Standing Orders reinstated at 7.37pm.

7. A Discussion on the Preferred Location of Health Centre and Infant/Junior School

Health Centre: Cllr Barton represents the PC on the Radcliffe Economic Growth Board and at the last meeting RBC, NCC, Planning Officers and Lyn Sharp from the CCG attended to discuss the Radcliffe Health Centre. Lyn Sharpe agreed the current Health Centre is outdated and not at the top of the list for refurbishment. There is pressure from NHS financial constraints and accepts the current facility may not have enough space and is inadequate to accommodate extra residents. Options were then set out to be considered: 1) The Health Centre remains at the current location 2) A new Health Centre to be built on adjacent land 3) Health Centre to be relocated to identified site i.e. Shelford Road. More enthusiasm was made towards relocating to a new site at Gamston – Radcliffe to share with Gamston and Tollerton. There is a trend for the Rushcliffe CCG to locate Health Centres to a site for several areas to use and not for individual villages. There was a unanimous vote from the PC, RBC and NCC to reject the CCG proposal to relocate to Gamston and the PC rejected any proposal for any relocation of the Health Centre.

Further discussions then took place and it was noted Cllrs were in full agreement and support of Cllr Barton. It was Resolved: "The PC strongly rejects any proposal to move the Health Centre outside the village and to keep it centrally sited as per The Radcliffe Neighbourhood Plan, a copy of this motion to be sent to the CCG, RBC and NCC." Infant/Junior School: Cllrs agreed Schools should remain in the centre of the village and could not understand why the NCC thought there was no available land at the schools. The Chairman confirmed he had previously spoken to a representative of the NCC, who was not aware of the existing available land at the current Radcliffe Schools, as he had not been approached about this by the RBC Planners.

After further discussions and a request that Social media should be used to communicate issues to a wider range of residents it was Resolved: "The PC support the policy in the Radcliffe Neighbourhood Plan that new school provisions are located in the centre of the village and understand land is available at the existing Infant and Junior Schools to accommodate them. The PC also note that the two existing schools support this."

8. Local Plan Part 2 Examination Hearing 04 December 2018 – Report from Cllr Culshaw

The Chairman, Cllr Clegg and Cllr Budworth attended a Local Plan Part 2 Examination Hearing on the 4<sup>th</sup> December 2018 at The Arena, West Bridgford. At this Hearing the Chairman presented a Report to the Inspectors on behalf of the Parish Council and Chris Morffew a Radcliffe resident complimented this report and spoke as a voice on behalf of the village. Following this meeting it is clear that the RBC Planners are of the view and insist the Local Plan Part 2 has superseded the Radcliffe Neighbourhood Plan. This is an important issue, is unacceptable and a big concern to PC Cllrs. The Chairman therefore requested that the Clerk draft a letter regarding their concerns on this issue (and to refer to the Chairman) to RBC Chief Executive Graham Allen cc the RBC leader Cllr Simon Robinson.

9. Land to the North of Grantham Road (A52) Development Consultation

There was a Public Exhibition/Consultation meeting at Bingham Road Playing Fields on the 20<sup>th</sup> December regarding a residential development at the land to the North of Grantham Road (A52). Cllrs agreed not to pre-empt any Planning Application and will consider and make comments for this when appropriate and the outline application has been submitted to RBC.

10. Rushcliffe List of Community Assets – The Horse Chestnut Inn – Notification of Owners Intention to Dispose of Property  
A notice had appeared on the lamppost outside The Horse Chestnut Inn, Radcliffe, notifying a sale of freehold for the PH. This is a Community Asset and if it is sold or there is a change of use the PC or various local organisations have an opportunity to purchase the building due to a 6 month moratorium. It is a technicality for the PH as it has been confirmed that the landlord owns a long lease and has sold the freehold to a pub chain with the intention of continued operation as a PH (which does not affect his lease). The Chairman agreed the Community Asset Register is useful tool, as it is a reminder to encourage people to prevent the loss of a Community Asset.
11. Recent Rushcliffe Borough Council Decisions as per the attached list  
Noted.
12. Planning Applications as per the attached list  
It was Resolved: "The applications received were reviewed and the decisions taken as outlined on the attached document.
13. Resolved: Standing Orders were suspended at 9pm, to allow more time to continue the meeting until 9.30pm
14. Subsequent Applications  
Resolved: "Four subsequent applications were reviewed and the decisions taken as outlined on the attached document."
15. Trains Working Group: Update  
Cllr Thompson has now heard from John McQuarrie from the D.F.T and he will be attending another Trains Working Group Meeting in February 2019. There will be a Plaque Unveiling Ceremony at the Radcliffe Railway Station for the Friends of the Station Group and also the unveiling of a Junior School Mosaic at 2pm on Thursday 17<sup>th</sup> January 2019. There will be Media coverage of this and all Cllrs were encouraged to attend. It was noted that train passenger use had increased by 36%. This is a wonderful credit The Trains Working Group and the Friends of the Station. The PC once again sends congratulations to the Friends of the Station for all their hard work.
16. RBC Planning Meetings – Report and Future Representation (Dates = 17/1, 14/2)  
Although there are no agendas available as yet, the Chairman will attend the RBC Planning meetings for the 17/1/19 and the 14/2/19, if there are significant Planning Applications for Radcliffe.
17. A52 Improvements  
To Consider Lobbying Campaign  
A Lobbying Campaign had been previously considered by the PC and was decided to lobby for a Radcliffe bypass due to the increasing traffic problems on the A52. Cllr Agar was due to report back with an update for this meeting, however he could not attend so the Clerk will now send a reminder to Cllr Agar for an update.
18. Hillside Road/A52 Discussion Document  
Noted. The Chairman had met with a Radcliffe resident in November, regarding the possibility of a safer crossing point at Hillside Road/A52 Road. Although this has been reported to Highways England previously by the PC and NCC Cllr Kay Cutts, the problem still remains. Cllrs agreed the current crossing point is unacceptable and is sited at an unsafe/bad point to cross the A52, and felt that the only practical solution is to create a footpath along the south side of the A52 from Hillside Road up to the Cropwell Road controlled junction crossing. The Clerk will now write to Highways England on this matter.
19. Correspondence  
There was no correspondence.

- 20. Councillors Reports  
There were no Councillor Reports.
  
- 21. Roadworks Bulletins  
There were no Roadworks Bulletins.
  
- 22. Date of Next Meeting: 18 February 2019  
There being no further business the meeting closed at 9.25pm

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

Draft Unapproved