

**Radcliffe-on-Trent Parish Council**  
**Minutes of the Planning and Environment Committee Meeting, held in the Radcliffe Room**  
**at The Grange, on Monday 24 February 2020 at 7pm**

Cllr John Addiscott (A)  
 Cllr Maggie Clamp  
 Cllr Harry Curtis  
 Cllr Gillian Dunn

Cllr Diane Farthing  
 Cllr David Graham (Vice Chair) (A)  
 Cllr Alan R Harvey  
 Cllr Anne McLeod (Chair)

Cllr Lorraine Foster (Ab)  
 Cllr Tracy James  
 Cllr Sonal Modhvadia (Ab)  
 Cllr Alan Rybacki

Cllr Josephine Spencer (PC Chairman), Cllr Sue Clegg (PC Vice Chairman)

**Also present:** Jacki Grice (Parish Clerk) RBC Cllrs Roger Upton and Abby Brennan and 10 members of the public.

*In the interests of transparency, the council asks that any person wishing to record the meetings proceedings informs the Chairman prior to the start of the meeting and that recording equipment is on view. There is an Open Session on the Agenda at which time members of the public are invited to raise any matters pertaining to the work of the committee, limited to fifteen minutes, during which time Standing Orders will be suspended.*

**1. Apologies for Absence**

Cllr Addiscott and Cllr Graham – Approved.

**2. Declarations of Interest**

There were no declarations of interest.

**3. Chairman's Announcements**

The recent flooding has been devastating for some residents and this is the second extensive flood in a matter of months. Areas particularly affected were Clumber Drive, Sydney Grove, The Green, St Lawrence Boulevard and Addington Court.

Additional issues are burst pipes at St Lawrence and at the verge outside the Traveller site on the A52. Main drains are blocked on the Green and Sydney Grove.

The River Trent also burst its banks and it came dangerously close to the Park Homes site. Many gardens were flooded.

Representatives of the Parish Council visited residents to offer assistance and the Grange Hall was opened up to offer shelter for those affected but this was not required.

There are grants available for those affected via N.C.C and R.B.C.

**4. Minutes of the Previous meeting held on the 13 January 2020 for approval**

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

**5. Clerks Report on items arising from these minutes**

There were no reports.

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

**7. Standing Orders were suspended at 7.05pm**

**8. Approx. 10 residents voiced concerns regarding the recent flooding, the following points were raised:**

- Representatives of the Parish Council were thanked for taking the time to check on residents
- Drone pictures show the extent of the flooding and it reached the top steps to the new 5 units at the Park Homes site, Stoke Bardolph would flood before it reached over the top step, the septic tank on site needs raising

- Residents of Nottingham Road and Sydney Grove made strong representation to the County Council after the recent and the November flooding regarding blocked gullies and ditches that need serious maintenance, but to date there has been no action
- Severn Trent Water have been contacted regarding the overflowing foul drain inspection chamber on St Lawrence Boulevard, there has been no action to date
- The original application for the Nottingham Road development was prior to the adoption of the revised Greenbelt, Neighbourhood Plan and LPP2, all of which are now in place. The outline planning application currently being considered is for All Matters Reserved except access. There are concerns regarding the proposed x2 T junctions, a roundabout would be more suitable, all 3 RBC Councillors voiced their concerns to the Service Manager Communities who will raise it with the N.C.C design team, recent flooding could have been avoided with regular maintenance, it flooded to the north (top fields) of the proposed development site
- Clumber Drive residents had a catastrophic time being flooded due to the poor maintenance of the Dyke and drainage ditches within the William Davis development on Shelford Road. Notice has been served on them to sort it out and they have met with Planning Officers on site. It was noted that Planning Conditions are clear on a completed site development but not clear whilst construction work is in progress
- The Jeffrey Dole Charity is in a position to help with hardship cases
- The Nottingham Road development is a major concern to residents on St Lawrence Boulevard, water has to go somewhere and the drainage infrastructure cannot cope
- Residents of The Green have had flooded garages with considerable expense, when Sydney Grove drains can't cope water gushes down The Green. It was noted that N.C.C are responsible for the gullies and STW for the drains, STW came out last week and reported that the drains are clear but N.C.C need to clear the gullies, they have taken no action, the P.C were asked to support a petition to N.C.C to clear at least annually
- Further concerns raised regarding the Nottingham Road development with regard to transport infrastructure and the increased traffic with 200 homes and 3 hectares of employment land, with the additional housing in Radcliffe and neighbouring villages the A52 bypass proposals should be re-considered.
- Lives are being put at risk when building on a flood plain, no amount of drain cleaning would deal with the potential flooding hazard that will occur from the Nottingham Road development

#### Trains

- There is a 9.5% increase in passenger usage, largely down to the Clifton bridge works. It was highlighted in the LPP2 that the station approach road had a plan for 33 car parking spaces but there has been no progress. It is full at 20 cars now, the P.C was asked to seek progress as the housing developments make this an urgent matter. There is currently up to 16 trains going through Radcliffe and from 2021 hopefully more on a Sunday. 20+ children go to schools in Grantham and the next meeting with partners aims to address the increased service needed

#### **9. Standing Orders resumed at 7.35pm**

#### **10. Recent Rushcliffe Borough Council Decisions as per the attached list**

It was **Resolved**: "Noted"

#### **11. 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."

#### **12. Subsequent Applications**

It was **Resolved**: "The one subsequent application was reviewed and the decision taken as outlined on the attached document."

**13. RBC Planning Meetings – Report & Next Meeting 12/3 – 6.30pm**

It is unknown if the Nottingham Road development application will be considered at this meeting as further reports are awaited. Cllr Clegg offered to attend and speak on behalf of the P.C if there is anything of significance to Radcliffe being considered.

**14. Trains Working Group Update**

A letter of invitation has been sent to the three local MP's inviting them to attend a meeting with the Trains Working Group to discuss the future service and infrastructure and asking them for support and influence. A public campaign is needed to promote services and target new developments. It is a slow process as timetable changes need to be considered at least 18 months in advance. From December 2020, 2 car trains will become 3 car trains. Progress on Radcliffe on Trent signposting will be sought from EMR.

**15. Great British Spring Clean 2020 – To Consider Village Litter Pick Event**

Streetwise is supporting the scheme 20 March – 13 April and offering litter pickers, bags and waste disposal FOC.

Cllr Dunn has led on past events and has the contacts of village groups who have been involved. A further litter pick has also been held just before the judging of the Best Kept Village Competition in June. It was **Resolved** "To organise a litter pick event on Saturday 11<sup>th</sup> April 10am – 12noon. Cllrs Dunn, Spencer, Farthing and Mcleod will form a Working Group to progress."

A further litter pick in May/June will be considered nearer the time.

**Correspondence**

**16. William Davis letter from resident re flooding compensation**

Cllr Spencer has been copied into a letter from a Clumber Drive resident to William Davis seeking an undertaking of responsibility and compensation due to the recent flooding that affected so many residents due to the blocking of the Syke Drain which the Developers have alleged to have done.

**17. William Davis Re-siting of the Welcome Sign**

An email has been received advising of where the Developer intends to re-site the Welcome sign and Planter on Shelford Road.

It was **Resolved** "To approve the proposal of just inside the boundary line on the verge."

**18. N.C.C Advance Notice Letter: Waste Local Plan Issus and Options**

Noted.

**19. Roadworks Bulletins: Wharf Lane Re-surfacing w.c 09.03.2020**

Noted

**20. To Consider a Working Group Meeting to Review Neighbourhood Plan, Community Plan and Economic Master Plan with a view to CIL/S106 Allocation Proposals**

It was agreed to formulate a Working Group comprising of Cllrs Abby Brennan, Sue Clegg, Jo Spencer, Alan Rybacki, Maggie Clamp, Tracy James, Gillian Dunn and Alan R Harvey. The Clerk would also put the item on the next Full Council meeting together with a review of the Four Year Plan.

**21. Emergency Planning**

Cllr Spencer suggested that a basic 'go to' policy and procedure be formulated for the Parish Council including an emergency WhatsApp group be set up for communication and a spare set of keys for the Hall for emergency situations - Cllr Spencer to lead.

22. Standing orders were suspended at 8.48pm to enable a resident to speak.

23. The resident advised that the Local Authority Emergency Planning Team have designated a rest centre at Bingham. Grange Hall should also gain 'official status' so as not to confuse or detract from the operations at Bingham.

24. Standing orders were reinstated at 8.49pm

25. It was also noted that Severn Trent hold a vulnerable persons listing, but individuals have to register.

**26. Councillors' Reports**

There were no reports.

**27. Date of Next Meeting**

**Monday 06 April 2020**

There being no further business, the meeting closed at 8.50pm

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

DRAFT

PLANNING DECISIONS 24 FEBRUARY 2020

Ref	Date	Applicant	Location	Details	Dec	Vote	Comments
18/02806/ OUT	16.01.20	Mr Alan Pole	Land North of Nottingham Road	Residential development for around 200 dwellings alongside a minimum 3ha employment land, formation of primary access, infrastructure, open space provision, surface water attenuation and formation of surface water storage ponds (outline application with all matters reserved except for access)	<b>OBJECT</b>	<b>UNAN</b>	<b>OBJECT</b> Flooding continues to be a major concern Refer to Policy 10 of the Neighbourhood Plan (Locational Strategy) 10.4 Residential development sites should be located to avoid those in the Parish which are unsuitable for development given their designation as being at risk of flooding. The proposed access junctions are dangerous and access/egress for the additional cars will be impossible at peak traffic flow times. The queues to the traffic lights would not allow for right turning vehicles. A roundabout would alleviate this issue. The flooding, traffic and census reports are inaccurate and out of date.
19/02945/ VAR	16.01.20	Mrs John Savidge	19 Clumber Drive	Application ref 19/01094/FUL (Date of decision 01.7.19) Condition number(s) 2. The development hereby permitted shall be carried out in accordance with the following approved plan(s); 'Planning Design' drawings 01-11 Rev A received on 5 June 2019. Condition(s) Removal To make aesthetic and special improvements to the previous proposal. 2. The development hereby permitted shall be in accordance with the following approved plan(s): HS181028JAS_ (Rev B)	<b>DO NOT OBJECT</b>	<b>8 FOR 2 ABS</b>	
20/00133/ VAR	21.01.20	NTR plc	Land South East of Holme House, Stragglethorp e Road, Holme Pierreport	Vary condition 14 of 14/01228/FUL to extend the permission term for the installation for a further 15 years to (40 years in total)	<b>DO NOT OBJECT</b>	<b>8 FOR 1 ABS 1 AGS</b>	

**PLANNING DECISIONS 24 FEBRUARY 2020**

20/00114/ FUL	24.01.20	Mr Richard Oldfield	100 Cropwell Road	Demolition of existing garage, conservatory and bay windows and construction of two storey side extensions including a Juliet balcony in the north west elevation; retention of single storey extension with first floor balcony above; and alterations	<b>DO NOT OBJECT</b>	<b>UNAN</b>	
20/00145/ FUL	30.01.20	Mrs F Griffiths-Zuiderhoek	63 Shelford Road	Erection of fencing to front of property	<b>DO NOT OBJECT</b>	<b>UNAN</b>	Needs to be toned down with paint/stain
20/00192/ FUL	30.01.20	Mr Ian Pattenden	14A Cliff Drive	Front and rear two storey extension	<b>DO NOT OBJECT</b>	<b>UNAN</b>	
20/00263/ FUL	05.02.20	Mrs Seymor	9 Station Terrace	To erect a conservatory	<b>DO NOT OBJECT</b>	<b>UNAN</b>	
20/00219/ FUL	07.02.20	Davis	15 Bingham Road	Demolition of existing ground floor shop frontage, part demolition of single storey structure facing Lorne Grove and reinstatement of domestic frontage. Installation of roof glazing over proposed entrance hall and changes to rear of single storey roof. Construction of boundary wall to back edge of footpath	<b>DO NOT OBJECT</b>	<b>UNAN</b>	
20/00207/ FUL	10.02.20	Mr Gary Stephenson	4 Johns Road	Two storey side extension, single storey rear extension	<b>DO NOT OBJECT</b>	<b>UNAN</b>	
20/00319/ FUL	12.02.20	Mr Patrick Dickens	8 Barrington Close	Take down existing porch. Construct new porch with extension to bedroom at first floor	<b>DO NOT OBJECT</b>	<b>9 FOR 1 ABS</b>	
20/00344/ FUL	14.02.20	Mr Chris Gilbert	39 Clumber Drive	Single storey side extension	<b>DO NOT OBJECT</b>	<b>UNAN</b>	

**Rushcliffe Borough / County Council Decisions**

<b>Ref</b>	<b>Applicant</b>	<b>Location</b>	<b>Details</b>	<b>P.C Dec</b>	<b>PC Comments</b>	<b>RBC Dec</b>
<b>19/02697/ ADV</b>	E.I PLC	Royal Oak, Main Road	External signage and lighting	DNO	No comments	Grant consent
<b>19/02745/ FUL</b>	Mr Julian Naylor	59 Cropwell Road	Removal of existing front dormer window; erection of	DNO	No comments	Grant Permission

**PLANNING DECISIONS 24 FEBRUARY 2020**

			1x new front dormer window and a first floor front extension; erection of front porch			
<b>19/02736/ FUL</b>	Mrs Gillian Taylor	30 Hunt Close	Single storey rear extension	DNO	No comments	Grant Permission
<b>19/02876/ FUL</b>	Mr James Chatterton	Land North West of Shelford Road Farm, Shelford Road	Erection of bat and barn owl tower	DNO	No comments	Grant Permission
<b>19/02795/ FUL</b>	Mathew and Troy Jenkinson-Douglas	6 Hillside Road	Demolition of side outhouse, new single storey side kitchen extension	DNO	No comments	Grant Permission
<b>19/02869/ FUL</b>	Star Pubs and Bars	Manvers Arms, Main Road	Erection of timber pergola to beer garden	DNO	No comments	Refuse Permission
<b>19/02866/ FUL</b>	Mr Christopher Smith	90 Grantham Road	Erection of a wooden double garage with loft to the front of the property	DNO	No comments	Grant Permission
<b>20/00147/ NMA</b>	Mr Ian Shaw	15 Shadwell Grove	Omit windows proposed on side elevation of porch; Windows added above and to the sides of front door in porch	-	DNO on Original app ref 19/02359/FUL	Non Material Amendment Agreed
<b>19/02903/ FUL</b>	Mr Ashley Fullard	7 Orford Avenue	Single storey infill extension and raising of existing flat roof, including parapet wall and roof lantern	DNO	No comments	Grant Permission

**Applications Subsequently Received**

<b>Ref</b>	<b>Date</b>	<b>Applicant</b>	<b>Location</b>	<b>Details</b>	<b>Dec</b>	<b>Vote</b>	<b>Comments</b>
20/00245/FUL	21.02.20	Mrs Helen Marshall	28 Paddock Close	Single storey, rear and side extension. Including demolition of existing garage	<b>DO NOT OBJECT</b>	<b>9 FOR 1 ABS</b>	