

Minutes of the Annual Parish Meeting for the Parish of

Ruddington held at St. Peter's Rooms on

Tuesday 21st April 2015 at 7.30 p.m.

Chairman

Councillor W A Wood, Chairman of the Parish Council, took the chair.

Attendance

90 members of the public were present.

Apologies for Absence

Apologies for absence were received from Councillor Mrs S Kaur Samra, Councillor N J Tegerdine and Mr G Fearn.

Minutes

The minutes of the meeting held on 1st April 2014, having been circulated to every elector present, were approved as a correct record and signed by the Chairman.

Matters Arising from the Minutes

There were no matters raised arising from the minutes.

Charity Accounts

James Peacock Educational Foundation

Mr Chris Moore presented the accounts for the years ending 31st December 2014 which had been accepted by the Charities Commission. They are appended to these minutes. **CHECK**

He explained that the Charity had made a number of grants including supporting a trip to Sri Lanka, help towards a young person starting their Gold Duke of Edinburgh Award, i-pads at James Peacock School and a new sound system at St. Peter's School.

The James Peacock Bread Charity

The annual report and accounts for the James Peacock Bread Charity were presented by Peter Johnson-Marshall. They are appended to these minutes. The main income and expenditure relate to the Hareham Gardens Allotments. £300 had been donated to charity.

Annual Report on the work of the Parish Council

The Chairman of the Parish Council, Councillor Allen Wood, presented a brief update on the main Parish Council achievements and activities during 2014:

- Cost savings,
During 2014/15 a number of savings were made which feed into the 2015/16 budget. For example:
 - Jubilee Clubhouse rates:
 - A revaluation was requested of the rateable value of the Jubilee Clubhouse, resulting in a £2,000 a year saving.
 - The Colts have taken over responsibility for paying the rates on the Jubilee Clubhouse. Offset against this, as part of the agreement, the Parish Council will no longer receive the payment for 'core usage'. Taken together this reduces costs to the Parish Council by a further £2,000 a year.
 - Telephone/internet approx. £450 a year.
 - Prepaid debit card (cheaper prices on line)
 - Photocopier lease £1,500 a year + reduction on charges (dependant on usage, estimated at approx. £400 a year).
 - Telephone/broadband charges renegotiated £600 a year

The revenue savings made in 2013/14 of over £10,000 a year in utilities costs, banking and insurance plus extra investment revenue (now estimated at £1,400 p.a.) continue.

- Xmas event.
- Business Directory.
- Creating additional parking (White Horse).
- Defibrillators (together with RVFC).
- Traffic and Transport Plan.
- Ruddfest on the Village Green.
- Support given to St Mary's Group for play equipment on St. Mary's Play Area (e.g. Parish Council have taken a lease on the site & are part funding the footpath).
- Park equipment well maintained and not vandalised.
- Support for Ruddington Village Plan.
- Newsletter and website (developed further)
- Can now take payment by debit/credit card.
- Meetings with businesses.
- Staff terms and conditions have been properly formulated and jobs evaluated.
- Groundsman of the Year - national runner up.

There were no questions raised.

Village Plan – presented by Councillor Annette Auckland

The Steering Group for the Ruddington Village Plan was set up in late 2013 with the support of the Parish Council and Rural Community Action Nottingham. Its mission statement is quite clear: *‘consulting with the community to produce a plan which will present your views for Ruddington’s future’*.

The group uses the Village Newsletter, its page on the Ruddington Parish Council website, Facebook, Twitter and Pinterest to keep people informed about what it is doing and how the process is progressing. In addition, more recently, the group has posted sample questions online to see what sort of reaction they get from readers and to keep people involved and engaged with this important project. This has proven to be very challenging with a wide range of comments and feedback being posted, giving the Steering Group a good insight to what this particular group of people are interested in.

In the last 12 months, the group has consulted with local businesses, organisations, charities and residents to compile a selection of questions based on issues that are important to the village and its occupants. With help from lots of interested, knowledgeable and experienced volunteers, the group has drafted in the region of 200 questions. This is far too many and residents would soon get bored with a questionnaire of this size, so the next job is to refine it down to around 60 of the most important questions.

This summer, the Village Plan Steering Group is planning to hold a series of consultation events, hopefully again with the support of the Parish Council, after which the questionnaire will be circulated to all residents and businesses. Once completed and collated, Ruddington will have its own Village Plan which will reflect *‘YOUR VIEWS FOR RUDDINGTON’S FUTURE’*.

The Steering Group would like to thank the Parish Council for its continued support with the Village plan and if anyone wants to know more, please visit Village Plan on the Ruddington Parish Council website or email VillagePlan@RuddingtonParishCouncil.gov.uk

Any Other Business (Not covered by items below)

There was a request for Ruddington to have a Neighbourhood Plan.

One resident raised the issue of the conditions on the Bellway Homes development on Pasture Lane, asking if they had been implemented.

Presentation on housing requirements in Ruddington 2011 - 28

The Clerk gave a presentation on housing requirements in Ruddington 2011–28:

The starting point for the Core Strategy and its policies in respect of new housing provision is a requirement, as set out in national planning policy, to meet in full the ‘objectively assessed’ need for housing. It is on this basis that the Core Strategy includes a minimum housing target for Rushcliffe of 13,150 new homes between 2011 and 2028.

National planning policy requires that a Strategic Housing Land Availability Assessment (SHLAA) is produced and that it sits alongside the Local Plan in identifying housing land supply. The SHLAA is not an alternative housing development strategy separate to the Core Strategy, but is part and parcel of the Council’s policy approach to identifying and delivering sufficient housing supply to meet identified needs.

In all cases, these are sites classified in the SHLAA as suitable for development based on current planning policy (i.e. development is in principle suitable even before the Core Strategy comes into force). This includes nine identified sites in Ruddington with an estimated capacity of 305 dwellings.

SHLAA and sites within Ruddington

Site ref	Site name	Total
220	Rear of 220 Loughborough Road.	1
227	6 Paget Crescent	13
525	Talltrees Farm Pasture Lane	1
610	58 Church Street Ruddington NG11 6HD	2
612	Land North Of 10 Asher Lane	1
215	Camelot Street	24
217	Artex Blue Hawk	118
218	Brookside Road	39
219	Land at Pasture Lane.	106
		305

The Core Strategy then identifies a minimum requirement figures over and above those supply sources already covered. As specified by Core Strategy Policy 2, for Ruddington this is a minimum of 250 additional homes ‘in and adjoining’ the village.

This means for Ruddington:

Housing completions between 2011-2013	29
SHLAA and sites within Ruddington	305
250 additional homes 'in and adjoining' the village	250
TOTAL	584

The development that would not count towards this additional 250 home minimum requirement, therefore, includes the sites already identified within the SHLAA as suitable for development and any windfall development that might come forward on previously developed land.

The development that would count towards this minimum additional total includes all other greenfield sites within or on the edge of the settlement that might come forward. This could be a greenfield site adjacent to the village or a garden site within it – where a garden is sub-divided from the existing dwelling and then developed, it is not classified as previously developed land.

In summary, for Ruddington to deliver what is expected by the Core Strategy, there will have to be delivery of around 334 homes from the sites identified in Table 1 plus the housing completions between 2011-2013 and then a minimum of 250 homes on other greenfield sites within or on the edge of the village.

Presentation on the need to refurbish/replace the Village Hall

The Clerk gave a presentation on the need to refurbish/replace the Village Hall

- The existing hall in the Village Hall has limitations on use e.g. changing facilities, size.
- The 'additional rooms' on the side and back are 'falling off'.
- There are recurring damp problems.
- There is very limited parking and not enough room to address this properly.
- There are restrictions on use due to the noise limitations.

The Parish Council have already agreed that 'do nothing' is not an option.

Presentation on the potential 'land swap' involving Sellors – Options and proposed framework for consultation & decision

The Clerk gave a presentation on the potential 'land swap' involving Sellors including the options being considered and the proposed framework for consultation & decision:

Bloors Homes are preparing a planning application for houses on the fields that are to the north & west of Sellors Playing Field

Bloors have told the Parish Council they are interested in buying Sellors Playing Field to build on.

No negotiations have taken place and no agreement has been reached. In exchange for Sellors the Parish Council would expect get at a minimum:

All or part of a piece of land north of Packman Dyke for public open space (exact use yet to be decided), and

Enough money to

- a. provide improved play facilities on the new public open space, and
- b. build a new community centre on a site yet to be decided (subject to details of new building).

3 options are being considered:

- New community hall on land north of Packman Dyke
- New community hall on a central site yet to be identified
- Refurbish/rebuild the existing Village Hall

New community hall on land north of Packman Dyke

Pro

- Plenty of space
- Land available in 'swap'
- Excellent new facilities
- Lower running costs
- Plenty of car parking
- Noise away from housing

Con

- Right on edge of village
- Public transport a short walk away
- In Green Belt

New community hall on a central site yet to be identified

Pro

- Excellent new facilities
- Easily accessible
- Lower running costs
- Sufficient car parking (if an appropriate site is available)
- Near public transport

Con

- Costs of purchasing land
- Finding an appropriate site
- Noise likely to be near housing

Refurbish/rebuild the existing Village Hall

Pro

- Parish Council land
- Public transport adequate
- May be cheaper

Con

- Limited improvement possible
- Uses of hall remain restricted
- Difficult to improve changing facilities, etc.
- Parking issues remain
- Noise restrictions remain
- Not in centre of Village

Proposed framework for consultation & decision

- 19/5 Parish Council: To note report & agree to consultation on:
 - Details of the proposed 'land swap'
 - Possible sites (if any) for a new Community Hall & potential (old &) new uses
 - Suggested uses of new public open space
- 1/6 – 14/6 Consultation period: Via newsletter, website social media + paper copies if requested.
- 30/6 Parish Council: Make decision on entering negotiations on the Sellors 'sale/land swap'.

Questions/comments on the Sellor's 'land swap' &/or proposed Bloors development on Wilford Road

A number of questions had been submitted in advance. These were read out and answered.

1 Please tell us how many meetings Ruddington Parish Council (RPC) have had with Bloors, on what dates, and what was the topic of discussion.

There have been 2 meetings, both have been reported to Parish Council (minutes below):

2/12/14 C. 14/12/20 Estates Working Group

The Chairman of the Parish Council reported that he and the Clerk had attended a meeting earlier that day with Oxalis Planning and Bloor Homes. They are preparing to submit a planning application for 150 homes in the fields next to Sellor's Playing Field.

They had undertaken a Flood Risk Assessment which indicated that the 1 in 100 year flood extents does not impact on Sellor's Playing Field.

Secondly the plan they are thinking about provides a large area on the further side of the brook which is part of the flood attenuation plans and may be available as public open space.

Finally, there may be an opportunity to work with them in terms of further developing a Community Hall and other facilities. This might possibly involve a 'land swap' with houses being built on the site of the existing Sellor's Playing Field and a new Community/Village Hall being sited near the potential public open space which could become a 'new Sellor's Playing Fields' with a car park (possibly for joint use of the Hall and Play Area) with improved facilities.

It was agreed that the Parish Council would hold discussions with Oxalis Planning and Bloor Homes regarding a 'land swap', that the Estates Working Group would move this forward in between Parish Council meetings and have authority to incur expenditure from the Major Projects Fund on professional support for any negotiations.

Resolved that:

1. *The Parish Council will hold discussions with Oxalis Planning and Bloor Homes regarding opportunities for improved public facilities,*

2. *The Estates Working Group will move this forward in between Parish Council meetings, and*
3. *The Estates Working Group has authority to incur expenditure from the Major Projects Fund on professional support for any negotiations.*

27/1/15 C. 15/01/15 Estates Working Group (See minute C. 14/12/20)

The Chairman reported that he and the Clerk had held a meeting with Bloors & Oxalis. Bloors are to have a public roadshow on Friday 6th March from 2.30 p.m. to early evening at St. Peter's Rooms. The outline plan they show will include Sellor's Field but they have agreed to make it clear that this is subject to reaching a satisfactory agreement with the Parish Council. No agreement has yet been reached.

Bloors have arranged a meeting with Rushcliffe Borough Council Planning Department when they will seek views on an application on this land.

The information was noted.

2 What exactly has already been agreed with them

See above minutes.

3 Who were the three councillors who agreed that Bloors could erect their sign on Sellars Field for the sum of £1000

The Clerk agreed to the sign being erected. Councillors Allen Wood (Chairman of the Council) and David Hall (Chairman of Amenities) were consulted informally.

4 When do you expect Bloors to submit their final Development Plans for approval. (Assuming they have not already been persuaded to withdraw from their proposals, following information given to them).

They said at the public exhibition in March they expected to submit an application in June.

5 Will the RPC take notice of the objectors views as was the case on previous Ruddington projects. Will the RPC back us if there are genuine reasons for objections.

RPC will consider all relevant information when coming to any decision. This will include, but not be limited to, objectors' views.

6 In the view of the RPC, who would become responsible for future flooding to surrounding properties if it were caused by this development. From my investigations it does not appear that either Bloors, the Environmental Agency, RBC or the Government would be.

This is a legal question that RPC does not have the expertise to answer. The Environment Agency is the statutory consultee for planning applications in this regard.

7 In RPC opinion do they think that Bloors would be put off completely if the RPC and RBC objected to their proposals. Or would they continue to seek approval right up to the Minister of Housing level.

That is something you will have to ask Bloors.

8 If Bloors are allowed to erect the large signboard which we feel is unnecessary will the RPC allow the local residents to erect a small sign in the same area protesting about proposals to build on the Green Belt. At the Amenities Meeting I gathered we would have to pay for this. What would be the charge for a sign around one metre square? This is excluding the actual cost of the sign and erection.

Any application would need to be considered individually.

A number of other comments were made:

- Electors should think carefully who to vote for in the upcoming elections.
- Will any decision be taken at an open meeting?
- Why not look at other sites?
- Are RPC getting enough for Sellors?
- RPC can't defend itself if it hasn't identified the land.
- The consultation period is too short at two weeks.
- RPOC are working to Bloors timetable.
- Sellors is an asset of community value. Are RPC going to register it?
- RPC could hire an independent assessment of the flood risk.
- If a new hall is built what will happen to the current Village Hall? It would give access to the allotments.
- RPC are currently reacting on a piecemeal basis.
- Can the Parish Council focus on overall development and come up with a framework?
- What happens in the background to make the Village work? For example dealing with traffic problems.
- Residents can have some influence on development e.g. a Neighbourhood Plan.

- Not talked about the Green Belt. This is an important barrier between Ruddington and Compton Acres.
- Supports an independent report on drainage.
- The Borough Council gives planning permission.
- An application submitted in June wouldn't go to committee for 2 – 3 months.
- Bloors may submit two applications.
- There are currently no empty allotments. Not aware of any Parish Council plans to take land form allotments.
- Are RPC happy to sell land that was donated as a charitable donation?
- There used to be two public toilets, no there are none.
- Suggest Bloors build to the north of Packman Dyke.
- If that happened there would just be infill at a later date.
- The proposal would provide a new larger green open space that residents could use.
- Bloors would build up the land they propose to build on.
- Wants an independent assessment of flooding.
- Bloors raising the land would cause issues on Brookside.
- The Parish Council considered selling off the allotments 10 years ago.
- That is not being contemplated.
- Thinks the consensus is against the Bloors development.
- Will everyone have an opportunity to speak when the Parish Council makes its decision?

The Chairman thanked everyone for attending the meeting and invited them to stay behind for the refreshments which had been provided.

The meeting closed at 9.15 p.m.

Chairman