

# RUDDINGTON PARISH COUNCIL

## Draft Minutes of the Special Parish Council Meeting

Held at St Peter's Rooms on Tuesday 20<sup>th</sup> August 2013 at 7.00 p.m.

Action

### Membership

Councillors	P F McGowan	Chairman
	W A Wood	Vice-Chairman
	Mrs A Auckland	
	Mrs B Breakwell	
	Miss S A Chambers	
	D J Hall	
A	Mrs S Kaur Samra	
	M S McGowan	
	Miss H Opie	
	Mrs M Pell	
	K S Piggott	
	Mrs M Robinson	
	N J Tegerdine	
	Mrs B M Venes	
A	M Walsh	

PCO =  
Parish  
Council  
Office

PCG =  
Parish  
Council  
Ground  
staff

Persons absent are marked 'A'

Persons representing the Parish Council on other business are marked 'O'

### Also in Attendance

G D Long	Clerk to the Council
Borough Councillor	Mrs J Greenwood
Ms C Chave	Caulmert Limited
28 members of the public	

### Apologies for Absence

Apologies for absence were received from Councillors Mrs S Kaur Samra and M Walsh, and the reasons accepted.

### Declaration of Member's Interests and Dispensations from Non-participation

There were no declarations of interest.

In view of the numbers of members of the public in attendance who were interested in the proposed development on land north of Woodhouse Gardens (off Camelot Street) the Chairman proposed to vary the agenda with an introduction from Ms C Chave, Caulmert Limited, the agents for the owners, about the proposed development. This would be followed by questions from members, then an adjournment to allow members of the public to comment on any item on the agenda. After the adjournment members would have an opportunity to express their views and then continue with the agenda.

### C. 13/1713 Proposed Development Land North of Woodhouse Gardens

The Chairman explained that this was not part of the formal planning process but early consultation with the Parish Council. He welcomed Ms C Chave of Caulmert Ltd, the agents for the owners of the land. Caulmert had informed that Parish Council that a consultation leaflet would be going out to nearby properties shortly.

Ms Chave explained that site had been identified as brownfield by Rushcliffe Borough Council, although it is in the Green Belt. The main barrier to development is the risk of flooding. Caulmert had engaged flood risk specialists to do a flood risk model. A protected species survey and a transport assessment had also been undertaken.

The proposal was for 14 two storey houses, with a mix of 3, 4 and 5 bedrooms, covering only part of the site due to the flood risk and some issues with sewers. The agents are planning to apply for outline planning permission in September. If this is obtained the land will be put up for sale. Developers would need to submit a full (detailed) planning application.

Members then asked questions and learnt:

- The development is below the threshold for Section 106 funding to be applicable.
- The pond is a balancing pond
- The transport survey, undertaken in 2004, concluded there was capacity for another 150 houses (average size). So far 72 had been built and 14 were being proposed.
- Vehicle access would be only from the eastern turning head on Woodhouse Gardens. There would be a pedestrian access from the western turning head.
- There are no Tree Preservation Orders on the trees bordering the site.

### C. 13/1714 Motion for Adjournment

**Resolved that:** The Council adjourns to allow the members of the public present to make statements on agenda items.

A number of members of the public spoke on the proposed development on land to the north of Woodhouse Gardens. The following points were made:

- There is a need for more accommodation for over 60's in Ruddington. Some should be included in this development.
- Access to the site is difficult both along Camelot Street and Woodhouse Gardens – especially for lorries which would be needed during construction. Is there any chance of an alternative, temporary access for the builders?
- There is a need for more affordable housing in Ruddington. Could some be included in the proposal?

- Will the developers be made to fix any damage caused to Woodhouse Gardens?
- Opening the eastern turning circle to allow vehicular access for the new development would aggravate existing parking problems for nearby residents.
- Once the land was sold the developers would be free to submit a planning application quite different from the current proposal, and probably would.
- The owner wants to do something with the site, agriculture is impractical, houses are better than a factory.
- In favour of proposed low density development with larger houses. Concerned about the capacity of the sewage system.

In answer to a question about time frames Ms Chave confirmed they were looking to submit an outline planning application in September with, hopefully, a decision before Christmas. The land would then be put up for sale. Any developer would then need to get planning permission. Building could be finished within a year.

### **Committee in Session**

#### **C. 13/1715 Proposed Development Land North of Woodhouse Gardens (cont.)**

Members expressed their views, which were then summarised by the Vice Chairman, Councillor W A Wood.

- Building on the site might make flooding worse for nearby properties.
- Is the mix of housing proposed right for Ruddington?
- Transport issues need to be addressed, both long term and during construction.
- This is a sensible development for the site, providing the issues are addressed.

#### **C. 13/1716 Development - New Applications**

##### **New Applications:**

**Resolved that:** The observations contained in Planning Schedule 703 are adopted.

The meeting closed at 8.08 p.m.

Chairman