

RUDDINGTON PARISH COUNCIL

Draft Minutes of the Parish Council Meeting

Held at St Peter's Rooms on Tuesday 19th August 2014 at 7.30 p.m.

Action

Membership

Councillors	P F McGowan	Chairman
	W A Wood	Vice-Chairman
A	Mrs A Auckland	
	Mrs B Breakwell	
	Miss S A Chambers	
A	G Ellison	
	D J Hall	
A	Mrs S Kaur Samra	
A	M S McGowan	
	Miss H Opie	
	Mrs M Pell	
A	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
Ms R Turner	Deputy Clerk to the Council
In excess of 120	members of the public

C. 14/08/01 Apologies for Absence

Apologies for absence were received from Councillors Mrs A Auckland , G Ellison, Mrs S Kaur Samra, M S McGowan, K S Piggott and M Walsh, and the reasons accepted.

C. 14/08/02 Declaration of Member's Interests and Dispensations from Non-participation

There were no declarations of interest.

C. 14/08/02 Proposal for 250 houses off Asher Lane

The Chairman of the Council, Councillor Allen Wood, welcomed Mr Andrew Granger and Mr Stephen Mair of Andrew Granger & Co.

Mr Andrew Granger briefly outlined a proposal for 250 houses off Asher Lane. They are draft plans to be revised in the light of comments and issues identified.

Mr Stephen Mair added that Andrew Granger & Co is in pre-application discussions with Rushcliffe Borough Council (RBC) and also Nottinghamshire County Council (NCC) and the Environment Agency. There are flood risks which will need to be addressed. The access will be off Asher Lane.

There will be 2 roadshows:

Wednesday 17th September 4.00 – 8.30 at Jubilee Clubhouse, and
Saturday 20th September 10.00 – 2.00 at St. Peter's Rooms.

There will be an opportunity for more detailed questions at the roadshows.

C. 14/08/03 Motion for Adjournment

Resolved that: The Council adjourns to allow the members of the public present to ask questions and make statements on the proposal for 250 houses off Asher Lane.

In answer to questions the following information was provided:

- There are no accesses planned other than the two off Asher Lane. NCC has identified a number of junctions which it would like improved due to the general increase in traffic which would be caused by the development.
- The land is in Green Belt. The agents will be arguing for 'special circumstances' to allow building on the Green Belt as RBC have identified a need for an extra 250 houses in Ruddington by 2028.
- Traffic reports will be available at the time of the application and a travel plan submitted addressing issues such as road safety and parking at the Country Park.
- The land is part of the flood plain. The plans include swales (ditches) and a flood attenuation zone (big pond) to mitigate the risk.
- All the buildings will be residential and there are no traveller sites included.
- The owners are a family trust. There are, as yet, no developers. The name will become public when the application is submitted.
- This site is being considered at the request of the family trust who have not considered any other sites in Ruddington.
- Trucks will be needed during the construction period.
- Any approved planning application would include provision for contributions towards medical requirements and schools.
- NCC has informed the agents that the stretch of Asher Lane involved is a highway with access. This will need to be upgraded.

- About 30% of the houses will be social housing (a mix of 1, 2 and 3 bedrooms). The rest will be a mix of 2, 3 4 and 5 bedrooms.
- The paths on the plan shown going onto the railway line are merely possibilities.

The following comments were made:

- The development will produce extra traffic along Asher Lane which is already struggling to cope, and also on the A60 Loughborough Road.
- The roads and pavements near the Green are already dangerous, especially for mobility scooters.
- The steam preservation railway runs alongside the proposal. There are regular trains at the weekend.
- Asher Lane is gated and private (Andrew Granger & Co agreed to check this out).
- This area was not identified for housing at a public discussion organised by RBC about 3 years ago.
- It is an opportunist development.
- There may be a need to increase the size of the culvert under the railway. (Andrew Granger & Co agreed to discuss this with the engineers and have a response by the roadshows).
- It would be much better for Ruddington if the 250 houses designated by RBC were spread around the village and not in one place.
- There are already brown field sites in Ruddington where house building would be possible.
- Those present and expressing views are against this development.

Committee in Session

C. 14/08/04 Development Applications Considered by Consultation:

Resolved that: The observations contained in Planning Schedule 722, which had been considered by e-mail, were confirmed.

C. 14/08/05 Motion for Adjournment

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

Regarding the Planning Application for land south of Clifton various members of the public pointed out the detrimental impact on Ruddington of the increase in traffic. Also the impact on the rural landscape, nearby settlements and the fact it had been the site of a 3 field system of agriculture.

Borough Councillor Nigel Boughton-Smith informed the meeting that he supported the development as the least bad option in a wider picture of the need to provide more houses across Rushcliffe. He suggested requesting traffic management systems be put in place.

Committee in Session

C. 14/08/06 Development - New Applications

Resolved that: The observations contained in Planning Schedule 723 are adopted.

The meeting closed at 8.44 p.m.

Chairman