

MINUTES OF THE MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE HELD ON TUESDAY 19th January, 2010 COMMENCING AT 7.30 P.M. IN THE MEMORIAL HALL WELDON ROOM

Present: J.P.Anderson (Vice-Chairman), B.J.Walker, P.R.Dines, E.Padden, M.Frankish, R.Muir, P.Dainty.

1/ Election of Chairman:

Nomination – J.P.Anderson – Proposed by B.J.Walker, seconded by P.R.Dines. Vote: All in favour. J.P.Anderson accepted the position of Chairman and thanked the Committee.

2/ Election of Vice-Chairman:

Nomination – B.J.Walker – Proposed by J.P.Anderson, seconded by P.R.Dines. Vote: All in favour. B.J.Walker accepted the position of Vice-Chairman and thanked the Committee.

3/ Apologies: G.Trickett **In attendance:** G.Clark, D.Bexon, M.Symes, D.Jameson.

4/ Declaration of Interest:

P.R.Dines declared an interest in application: **ref: 09/02175/FUL – 4 Hall Drive – Conservatory to side.**

5/ Affordable housing in Gotham:

The Clerk had received an email from Mr.G.Machin with the proposal that the initial, attached plans were discussed by GPC prior to his attendance at a meeting. The Chairman expressed his surprise that Mr. Machin had not been prepared to attend the meeting for an initial discussion on the merits of a development of eighteen affordable houses. The Chairman showed the committee the drawings of a sample of the houses to be developed on land behind the newsagent shop and houses numbers eleven to thirteen on Nottingham Road. Some of the land shown was not available for sale. A discussion took place re the recent poorly designed developments in Gotham and it was decided that without proper plans and planning consent no more discussion was necessary. The Chairman suggested Mr. Machin might use his contact with GPC as extra support for RBC's agreement for eventual planning consent. The Chairman explained the term 'exception site' when a landowner sells at a reduced price for homes to be used in perpetuity. Other points raised by the committee were as follows:

- a) Land in question treasured by the village.
- b) The need for affordable houses in Gotham might become necessary, should the development South of Clifton not take place.
- c) Mr. Machin should look at the Parish Plan and take heed of the comments within.
- d) Unless an exception site, it was not worth discussing the issue.
- e) Mr.Machin should be invited to another meeting in order for GPC to ascertain his wishes.
- f) Savills had been the agents who had managed the land deal on Clifton Pastures.
- g) A small-scale development might lead to a larger development at a later date.

PROPOSAL: To invite Mr. Machin to a future Planning Meeting for a discussion on his proposals as and when a proper planning application had been submitted to RBC. J.P.Anderson would draft a letter for the Clerk to forward.

PROPOSED: B.J.Walker SECONDED: E.Padden Vote: All in favour.

6/ Minutes of the Previous Meeting:

RESOLVED: That the Minutes of the Planning & Development Committee held on the 17TH November, 2009 as previously circulated, be confirmed and signed as a true record of the business transacted, with the following amendments: . **6/ Green Belt Issues/A453:** delete second sentence. Seventh sentence - replace 'favoured' with 'supported'.

PROPOSED P.R.Dines SECONDED: E.Padden Vote: All in favour.

7/ Matters arising from Minutes, not on the Agenda. Nil.

8/ Planning Decisions Received: Nil

9/ Planning Applications Received: 10/1 (ref: 09/02175/FUL – 4 Hall Drive – Conservatory to side.

The Chairman had held a site meeting on the 18th January, 2010. Discussion took place re the effect the conservatory would have on the street scene and upon the neighbouring house, in spite of the surrounding Leylandi hedge.

PROPOSAL: OBJECTION

PROPOSED: B.J. Walker SECONDED: J.P. Anderson Vote: three in favour, two against, one abstention, one declaration of interest.

10. Planning Application 09/01025/OUT Nottingham Gateway:

The Chairman had received a copy of the Traffic Model re the A453 Widening Enquiry, from the Highways Agency. (Enquiry was now closed). The traffic model showed the amount of traffic which could flow through Gotham, should the Gateway development take place. The Chairman had spoken to Jonathan Pizzey of the Highways Department re the information received and Mr. Pizzey confirmed that Highways had applied new modelling rules to the existing data which had tended to reduce traffic through Gotham, due to the faster flowing A453 and a Low Growth Scenario due to the recession and without the inclusion of the Gateway development. Would the widening of the A453 be cost effective if there was no development of houses, light industry, etc? A High Growth Scenario would be based on all traffic from Nottingham, Derbyshire, Leicestershire, plus the Gateway Development, even if it was not built at Clifton. The Chairman had queried this format for working out traffic flow, as Nottingham Gateway would be built at Clifton. Mr. Pizzey had informed him that the traffic model did not include the Gateway development as full planning permission had not yet been granted. Barratt's had to resubmit a Traffic Model to the Highways Agency before March 2010. If too much traffic was forecast, it would be opposed but it would be expected that Barratt's would argue the tram and Parkway Station would take traffic off the A453. Notts County Council had no policy on traffic but used statistics produced by the Highways Agency. The Chairman suggested a visit from a representative from the Highways Agency after Barratt's had submitted a traffic study, to explain their views on increased traffic through Gotham as Nottingham Road, Gotham was one of only four roads out of the proposed Nottingham Gateway development.

Response to RBC Decisions and Consultation/Planning Aid advice re section 106/Gotham News:

P.R.Dines had spoken to Nicky Mee at RBC re the final date for the Local Development Framework. A further appeal to parishioners to write in opposition to the development South of Clifton would need to be embarked upon. N.Mee had confirmed that the final date for the LDF was the 26th March, 2010 at 5.p.m.

The Chairman had sought advice from Planning Aid re Section 106. Section 106 was an amount of money gained from the sale of land and put aside for compensation to adjacent villages of a large-scale development. The money could be used to improve facilities within the village and had to be applied for from RBC. The advice received was that, unless interest in Section 106 was logged in good time, it would be assumed it was not required and could be lost. Conversely, if GPC applied for Section 106 at the present time, it might seem that Gotham had capitulated and accepted the loss of the Green Belt land South of Clifton. This scenario could add to the chances of planning permission being granted for the development of £5,500 houses, etc. At a previous meeting, Mr. Allen Graham, Chief Executive of RBC, had advised submitting a claim for 106 as soon as possible. It was agreed, it would be wise to wait for another two months before submitting an application for Section 106. The Chairman thought it advisable to inform parishioners with an up to date report on the fight for the Green Belt Land and would include an article in the next edition of Gotham News.

B.J.Walker had downloaded the Core Strategy and suggested a small sub committee go through the details in order to form a response. A meeting was arranged for J.P.Anderson, P.R.Dines, B.J.Walker, E.Padden to attend a meeting at the home of B.J. Walker on the 27th January, 2010 at 7.30 p.m. G.Clark offered to attend only.

11/ Matters to Report:

B.J.Walker reported a meeting of the Environmental Law Foundation would be held at County Hall on the 24th February, 2010 at 6.45 p.m. Representatives from CPRE, Notts County Council and Messrs. Browne Jacobson would be present. Details were circulated to the Committee and would be offered to GPC at the main meeting in February.

12/ Date & Time of Next Meeting: Tuesday, 16 February, 2010 at 7.30.p.m. in the Weldon Room.

Meeting closed – 8.40 p.m.