

DRAFT NOTES OF EXTRAORDINARY MEETING OF NETTLEHAM PARISH COUNCIL

HELD ON TUESDAY 2 SEPTEMBER 2008

AT NETTLEHAM VILLAGE HALL, BROOKFIELD AVENUE, NETTLEHAM

PRESENT: Councillors T Williams (Chairman), Mrs J Clayton, J Downs, M Spencer, R Sellars, J Hill, J Evans, Mrs V Darbyshire, G McNeill and M Leaning.

In attendance: P Truelove (Truelove Construction), I Orme (MO:Architects LLP), Miss J Finn (Clerk to Nettleham Parish Council), approximately 180 residents of Nettleham and a reporter and photographer from Lincolnshire Echo.

APOLOGIES: Councillors Mrs M Davidson and A Frith

286. WELCOME AND INTRODUCTIONS

The Chairman, Cllr T Williams, welcomed everyone to the Special meeting of the Parish Council to discuss Truelove Construction's proposals for the village. The Chairman introduced the members of the Parish Council, the Clerk and the two speakers from Truelove Construction.

287. DECLARATIONS OF INTEREST

Cllr M Leaning declared a non-prejudicial interest as a member of the WLDC Planning Committee

Cllr R Sellars declared a non-prejudicial interest as a member of the Village Hall Committee

Cllr Mrs J Clayton declared a non-prejudicial interest as a member of the Village Hall Committee.

288. PRESENTATION BY TRUELOVE CONSTRUCTION

Iain Orme of MO:Architects LLP gave a presentation on the developer's proposals for Nettleham on the land under the ownership of Truelove Construction. I Orme outlined the four options available on the two major areas of land to the north and south of the village. A copy of the presentation has been appended to these minutes.

The Chairman thanked I Orme for his presentation.

The Chairman informed the general public that it was important to understand the role of the Parish Council in matters of this nature in that the Parish Council are Statutory Consultees to West Lindsey District Council on planning matters. However, the Parish Council has no power over the decision making process undertaken by the planning authority or on appeal by Secretary of State.

289. QUESTIONS/COMMENTS BY RESIDENTS

The Chairman informed the general public that questions would be received on a row by row basis and the first person to raise their hand on each row would be able to ask a question.

From the questions raised the following major points were raised:-

- Need for Agricultural Land – with the increase in cereal prices and the lack of agricultural land why these areas of agricultural land are to be developed.
- Bishop Palace proposed footpath – this is an important archaeology site and pedestrian access to this site would destroy the archaeology.
- Green Wedge – it was pointed out that the areas to the south of the village marked for development by Truelove Construction are part of the designated Green Wedge which surrounds the village. The Green Wedge was for agricultural, forestry, horticulture and mining uses only.
- Suburb of Lincoln – Nettleham would become connected to Lincoln and become a suburb, an example of this was North Hykeham.
- Increased traffic – the increase in properties would lead to an increase in traffic throughout the village and in particular to Greetwell Lane. It was pointed out that it was already difficult to exit Nettleham on the Greetwell Lane onto the A158 and also the junction with Greetwell Lane and High Street junction into the village centre.
- Flooding Issue – the increased number of properties would lead to a large area of the flood plain being removed and would also need additional drainage.
- Increase in Schools subscription – the Junior School was already oversubscribed; since additional housing developed would mostly be purchased by families this would lead to an increased number of children requiring school places.
- New Medical Centre – was there a need for a new ‘super’ surgery and who was driving for the need of a new surgery.
- Planning Permission – the lack of any formal contact with the planning authority was quoted.
- Affordable Housing/Elderly Accommodation – The Nettleham Village Concept timeline stated 10-15 homes per year up to 2043, however, how much of the development would be affordable housing and what sort of elderly accommodation was to be provided.

Truelove Construction responded to the points raised as follows:-

- Agricultural Land – Government policies require development and brownfield land will eventually run out leading to other sites being considered.
- Bishop’s Palace – consultation would be held with the Church Commissioners and English Heritage and footpath locations were negotiable.
- Green Wedge – the Regional Spatial Strategy (RSS) had superseded the Green Wedge.
- Suburb of Lincoln – the development would not lead to Nettleham becoming a suburb of Lincoln
- Increased Traffic – traffic studies would be undertaken
- Flooding Issue – they were working with Faber Maunsell to understand recent flooding issues and development would be outside flood zone.
- Schools Subscription – the Section 106 Agreement instigated by WLDC would deal with this matter.
- New Medical Centre – they have been in discussion with medical practice for a year. The current car parking was the issue not the building itself.
- Planning Application – have had information discussion with officers at WLDC. However these officers have since left the authority.
- Affordable Housing/Elderly Accommodation – the numbers of affordable and elderly housing would be negotiated with WLDC.

290. DEBATE AND DECISION IN PRINCIPLE BY PARISH COUNCIL

The Chairman requested that each Councillor gave their thoughts on the representation made by Truelove Construction and a recorded vote would be taken.

Cllr Mrs J Clayton stated that she couldn't help but agree with comments made by the general public and that the medical practice's decision that they needed new premises could cause a large area of land to be developed. More modest proposals for housing development have been refused by WLDC as the substantive objections remained as lack of need and indeed positive harm strategically in sanctioning an extension to the village and increase in the housing over-commitment. Greetwell Road would become a separate village and the woodland walks and pathways would strain the parish finances to breaking point. The points raised in the Parish Plan were based on only 25% of villagers. Development was better directed in areas that needed regeneration like Caistor, Market Rasen and Gainsborough.

Cllr Mrs V Darbyshire agreed with the points raised by Cllr Mrs Clayton. The maintenance of the woodlands and pathways would need to be funded by Truelove Construction and not the Parish Council.

Cllr J Evans stated that the key feature of the scheme was attractive, bringing together a lot of features identified within the Parish Plan of what was wanted to be seen in the village. The village had an aging population and needed to look where they were going to live. There was a need for care or care homes and there was limited provision currently. The Truelove proposal may not be what was wanted and 400 properties may be too many. However, we need to balance housing against facilities needed in the village. Cllr Evans also pointed out that we have only seen Truelove proposals, but there may be other developers.

Cllr M Spencer stated that this type of development had been seen before and although the Parish Council had objected to them they had gone ahead. We have to look at what people want for the village and residents have stated that they would like a new medical surgery. We must continue dialogue with Truelove Construction in order to obtain facilities for the community.

Cllr G McNeill stated he agreed with a lot of what other Councillors had already said. The Truelove proposal was not perfect but they could just go and build houses without providing village facilities.

Cllr R Sellars stated that he also had a list of concerns, including the Green Wedge. Any large development would mean more likelihood of increased flooding. Also if the development were successful it could lead to the opening of the door for further development around the village. Cllr Sellars reported that the Village Hall Committee had initiated a computer survey in the library about village hall facilities and the outcome of this survey was that residents wanted the Village Hall to stay in the village centre or at its current location.

Cllr M Leaning stated that what had been heard tonight was only part of the story. The Government had not determined the final new housing requirement figures and the new plan was constantly evolving. Any proposals would be determined under current legislation and a Section 106 would include the requirement to put something back into the community. *Cllr Leaning re-emphasised he cannot vote on this issue and would abstain.*

Cllrs J Downes stated that he was neither for nor against the proposal. The village has changed over the last 50 years and houses have already been built on greenfield land. The village had to accommodate change and we were now using facilities provided by previous developments.

Cllr J Hill stated that he agreed with Cllr Downes and the village cannot stand still. Due to previous developments shops have improved and an excellent bus services was now available. Previous developers had not provided many facilities to the village and Truelove Construction was willing to provide a lot of facilities to the village.

Cllr T Williams stated that he was in principle completely in favour of the preservation of the Green Wedge and the village not becoming a suburb of Lincoln. However, we had to be realistic and accept that the village would almost certainly have to take extra housing and in his view it was highly probable that this would happen. It was important that the Parish Council continue dialogue with all developers. Regarding the Truelove Construction proposal, the Parish Council should continue dialogue with them but maintain a position of absolute neutrality with regard to their intended planning application. Truelove Construction would need to give careful consideration to, in particular, the issue of flooding. The Parish Council would in the fullness of time adjudicate on the proposals and either support or object to Truelove's planning application.

Cllr J Evans proposed that the Parish Council continues dialogue with Truelove Construction and their addressing of the issues raised and also explore alternative options with other developers. Cllr M Spencer seconded the proposal.

The recorded vote was as follows:-

Cllr J Hill, Cllr J Downes, Cllr M Spencer, Cllr G McNeill, Cllr Mrs V Darbyshire, Cllr J Evans and Cllr T Williams voted in favour of the proposal.

Cllr Mrs J Clayton, Cllr M Leaning and Cllr R Sellars abstained

The meeting closed at 9.20pm.