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THE MINUTES OF THE ‘ZOOM’ MEETING OF SCAWBY PARISH COUNCIL HELD ON WEDNESDAY 21st OCTOBER 2020.

In the Chair : Cllr J Frost

Also present: Cllr R T Matthews, Cllr Mrs G Siddall, Cllr Mrs M Keyworth, Cllr M Russell, Cllr R Holmes, Cllr J Chamberlain, Cllr N Askew, Cllr D Gibson, Cllr S Kemp, Cllr R Johnson, Cllr T Barker.

In attendance : Cllr N Poole, Cllr T Foster, Mrs K Pickering – Clerk.
19 members of the public.

PUBLIC FORUM

No matters raised

1. **APOLOGIES:** Cllr D Gibson, Cllr P Johnson, Cllr J England, Cllr T Foster, Cllr N Poole.

2. **DECLARATION OF INTEREST**

Cllr Mrs T Powell – Item 5(iii) – Prejudicial

Cllr Mrs T Powell – Item 6(ii) – Personal

Cllr Mrs S Kemp – Item 5(ii) – Prejudicial

Cllr J Frost – Item 6(ii) – Personal.

3. **ADOPTION OF THE MINUTES OF THE ‘ZOOM’ PARISH COUNCIL MEETING HELD ON 7th OCTOBER 2020**

IT WAS RESOLVED to adopt the minutes of the monthly parish council meeting held on 7th October 2020, with 1 abstention recorded, and authorise the Chairman to sign the minutes.

4. **CLERKS UPDATES OR REPORTS**

No updates to receive.

5. **PLANNING** - Opportunity for one person from each side to state, within 3 minutes, objections/support of contested applications.

- i. **Application PA/2020/377** – Planning permission for the demolition of greenhouse structure – The Hall, Vicarage lane, Scawby

IT WAS RESOLVED unanimously to report NO OBJECTIONS OR COMMENTS.

- ii. **Application PA/2020/1482** – Outline planning permission for 60 dwellings with appearance, landscaping, layout and scale reserved for subsequent consideration – Land off Oak Avenue, Scawby.

A member of the public spoke in favour of this planning application stating that he recognised that the parish council has always had a strong preference for development within the current village development boundary – in which this proposed development lies. The proposed development is situated on amenity land and it is recognised such land can be developed for the benefit of the village. The benefits proposed are providing affordable housing for the younger generation and properties of a design to allow existing residents in the village – who wish to remain in the village – to downsize. It is also proposed that the paddock behind the village hall (Nutshell Paddock) would be ‘given

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over' to the village as community land to provide some form of amenity asset – village green perhaps. This land would have a clause on it that it could never be developed. The member of the public speaking in favour of this proposed development advised the meeting that the land is currently a very small arable field – very difficult to cultivate and harvest with modern farm machinery and is often the subject of complaints from neighbouring properties due to the large machinery accessing the field. It was also suggested that this proposed development would maintain the existing village services – the church, school and local pub will all benefit from this proposed housing development. In addition local children will walk to school rather than children being driven into Scawby from neighbouring villages thereby reducing traffic generation. Finally this member of the public advised the meeting that the revenue gained from this proposed development would be reinvested into the fabric of the estate and village.

A member of the public spoke against this planning application. This member of the public resides on Oak Avenue and expressed deep concerns regarding the vehicle access to the proposed development off Oak Avenue. They felt that the road was not wide enough for vehicles to pass safely and the fabric of this road would not sustain the increased volume of traffic which would be accessing the proposed development from it. The road is currently in a poor state of repair with many pot holes evident. The member of the public also expressed concerns regarding the number of children associated with a 60 house development in that the school would be oversubscribed and traffic to the school and parking would be much worse than it is now resulting in highway safety issues.

A further member of the public advised the meeting that he had expressed his views on this proposed development on the N.L.C portal. This member of the public suggested that if N.L.C are minded to grant planning permission on this proposed development he urged the developers to take great care with the design, density and layout of the properties. He suggested that the proposed development site is a sensitive site and that there was a real opportunity to create an asset and make a positive contribution and be a credit to the village. He felt that the current proposed plan was unimaginative and quite ugly in design.

The Chairman closed the section of the meeting which enabled members of the public to participate.

Cllr Frost advised councillors that 41 comments have been listed on the N.L.C portal. 31 comments are against the proposed development, 1 for the development and 1 general comment. The remaining comments have not been validated as yet. It was also noted that the environment agency have objected to this application as they are not satisfied with the plans for the management of water from the site.

Councillors questions/comments:

Cllr Barker asked for clarification, that if this proposed development did go ahead, the land behind the village hall (Nutshell paddock) would never be developed. This was confirmed.

Cllr Barker suggested that 60 houses on this site was perhaps too many for Scawby and that perhaps a smaller development would be more acceptable. Cllr Barker also advised that he felt it was very important to preserve some green areas in the village and that the

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area of land behind the village hall to become community land and never developed would be very satisfactory for the village.

Cllr Mrs Keyworth asked for clarification of affordable housing – this can take many forms but is not social housing – often can be shared ownership between the developer and ‘owner’ – there are many forms which are agreed to suit the particular development.

Cllr Mrs Askew asked if members of the public might be more receptive to a smaller development.

Cllr Mrs Chamberlain felt that the number of proposed houses and the density of the proposed site was too high. She felt 40 properties would be much more acceptable.

Cllr Holmes commented that he felt this particular site was very likely to get developed at some stage in the future and suggested that perhaps a smaller development might be more acceptable to residents of Scawby. Cllr Holmes agreed with residents that the development is too large and suggested he might be minded to support a smaller development.

Cllr Matthews expressed concern that existing school children from outside Scawby may be asked to leave the school if more children from Scawby wish to have places at the school. Cllr Frost advised that once a child has a place that place remains with the child until he/she leaves school.

Cllr Matthews suggested that a S106 should be made on this development (if successful at planning) which would be for the benefit of the village.

Cllr Mrs Powell advised the meeting that she was opposed to any development of LC11 land and would therefore not support this application.

Cllr R Johnson agreed that LC11 land should be protected and also felt that more thought should be taken with regard to the layout and design of this proposed development.

MOTION: To OBJECT to this planning application for the following reasons – The proposed development is situated on LC11 land and no village amenity is to be gained from this proposed development to justify developing LC11 land, the proposed site layout, design and density of housing is not acceptable and concern regarding the environment agencies objection with to flooding : Proposed by Cllr Holmes, seconded by Cllr Matthews – 10 votes recorded in favour of this motion and 2 abstentions recorded.

It was noted that the clerk ask that if N.L.C are minded to approve planning permission on this proposed development that a condition of planning should be that the land behind the village hall (known as Nutshell paddock) should have a caveat implemented upon it to be transferred to be community/parish land with no future building rights. A condition of planning should also be implemented that any S106 monies associated with this development should be for the benefit of Scawby village with particular emphasis on education and recreational benefits.

- iii. **Application PA/2020/1428** – Planning permission to raise roof to form first floor and to erect front and rear extensions including associated works – Poachers rest, Station Road, Sturton.

The meeting noted a residents comments regarding this planning application on the N.L.C portal.

IT WAS RESOLVED with 10 votes in favour and 2 abstentions **to report NO OBJECTIONS OR COMMENTS.**

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6. PLAYING FIELD AND VILLAGE MATTERS

- i) To give consideration to the quotation received for wood for the village planters beneath the village signs - £585.94

IT WAS RESOLVED unanimously to accept this quotation for the village planters.

- ii) To give consideration to the request from Scawby Fields Neighbourhood Watch group to assist with the purchase of window stickers and signs for lamp posts – approximately £60.

Cllr Barker took the chair as Cllr Frost abstained from this agenda item.

IT WAS RESOLVED to purchase the neighbourhood watch signs and stickers with 10 votes in favour and 2 abstentions.

- iii) To give consideration to the quotation received to undertake repairs to the pavilion - £1,176.00 +vat.

IT WAS RESOLVED unanimously to accept this quotation to undertake the repairs to the pavilion.

7. CORRESPONDENCE

Cllr Mrs Keyworth attended a zoom meeting of ERNLCA and will report at the next parish council meeting.

There is mud on the road at the bottom of Gainsborough Lane – clerk to ask the farmer to sweep. Cllr Frost advised the meeting that the environment team have dropped their request for a noise survey with regard to the MUGA planning application but have requested that the facility is locked at night.

There will be a Church service on Remembrance Sunday and the parish council will place a wreath at the war memorial on the village green at 11.00am on 11/11/20.

The finger post at Manor Drive is in fact metal and Mr Powell hopefully will undertake repairs.

It was agreed to waterproof the bus shelter for the winter period and decide if it should be stained next spring

Village signs – clerk to investigate where other villages have had their signs made.

The three dead trees in the village – at Nelthorpes main gate and St Martin’s Crescent need removing and replacing – clerk to contact Andrea Brocklebank at N.L.C.

The notice board on Gainsborough Lane has been removed as it is rotten and requires repair. It will be re-sited just a few inches from its original position – clerk to check with N.L.C to ensure that there are no services in the vicinity.

Cllr Holmes asked a question regarding the community speed watch programme – Cllr Frost to forward an email with the information.

8. AGENDA ITEMS FOR THE NEXT PARISH COUNCIL MEETING

BNLL site – out of hours straw deliveries.

9. DATE OF NEXT MEETING :

Wednesday 4th November 2020 – 7pm

There being no further business The Chairman closed the meeting at 8.30 pm

