

WHISSENDINE PARISH COUNCIL

Minutes Parish Council Meeting: **Tuesday 17 October 2023**
7.15 pm, held in the Village Hall, Whissendine.

Present.

Mr Will Farr (Chairman)
Mrs L Arnold, Dr C East, Mrs C Moss, Mr P Greenlay and Ms. J Buckley

In attendance

Dr S Lammin (Parish Clerk)
Mrs Rosemary Powell, Ward Member
Three members of the public

Meeting started 19.15 hr

- 13771** To take any questions or comments from the public:
Mr Read sought clarification about the availability to the developers of any Parish Council comments, for future use. It was confirmed that the developers may chose to report Parish Council comments to RCC as part of their planning presentation.
Ms Bland reported concern about loss of greenery and wildlife associated with 2023/0271/RES – Land off Stapleford Road.
Cllr Mrs Powell reported that the developer's agent appeared shocked when a decision on 2023/0271/RES was deferred on grounds of development density and bio-diversity loss, on 19th September 2023.
- 13772** Apologies for absence: Mrs Wilkins (away) Mr Collins (work comitments) and Mr Thomas (prior commitment). it was AGREED their apologies be accepted.
- 13773** To approve minutes of the meeting held on 2 October 2023: Proposed by Mrs Linda Arnold and seconded by Dr Carole East; the minutes were AGREED and signed by the Chairman.
- 13774** To consider the response to the agent for the applicants regarding the latest proposals for 2023/0271/RES – Land off Stapleford Road:
Mrs Moss provided a verbal report on the headline matters covered by the developer's agent in his 'Teams' briefing on Thursday 12 October 2023. The changes presented were based on lowering the costs of housing; by increasing the number of 3-bed homes and reducing the number of 4-bed. There is no change to the proposed number of houses, still 66. No changes to road layout or parking proposals. The existing proposals included parking but some house-designs include 3No. spaces, but in tandem. It was drawn to the agent's attention that the parking area proposed as immediately adjacent to existing houses may cause disturbance to residents of Willow Close, from headlights and noise. Roadways are planned to be narrow.
Some changes to increase bio-diversity; changes unlikely to create net gain but net loss should be reduced (although no calculations are yet available). In the southern portion of the site the larger houses have been removed to allow an increased area of green space with the public footpath acting as the northern-border of the green-space. It is possible the pond in this area may be dug out, the existence of this pond was brought to the agent's attention on 12 October. The attenuation pond to the north of the site is being considered with a view to increasing planting in that area to improve biodiversity. No figure was provided regarding the changes in bio-diversity resulting from the latest proposals.

Any member of the public may view copies of letters and documents held by the parish council by appointment with the Clerk: whisspcclerk@gmail.com

The grounds for RCC's deferral were confirmed and the Parish Council debated and agreed a response to the developer's agent (as requested).

The response to be: Whissendine Parish Council noted the 'new' green-space at the southern end of the site but cannot see how biodiversity will be improved from the plans available; particularly as the number of intended houses is still 66. There are still concerns about the number of dwellings, and the Parish Council is worried that infrastructure, in terms of roads and sewerage, is insufficient to cope. The Parish Council was pleased to note the variation in design of the buildings and the relationship to the existing houses in the village.

- 13775** To consider planning application 2023/1054/FUL – 6 Station Road Whissendine: single storey rear and front extensions, raise the roof and first floor gable roof extension to rear + loft conversion to front with velux windows; & inc. raising the chimney: No comments offered.

Meeting closed 19.55 hours

Next meeting 6 November 2023.