

South Muskham/Little Carlton Parish Council

Minutes of the Parish Council Meeting held on Wednesday, 3rd August 2022 at 7.30pm in the Main Hall, South Muskham Village Hall

Present: Cllrs K Brown, R Gill, P Jarvis and G Shearing (Chair)

Also present 14 members of the public.

43.22/23 **Apologies for Absence and Declarations of Interest**

Apologies – Received and accepted from Councillor Catanach, District Councillor Mrs Saddington and County Councillor Laughton.

Open Session

The Chair welcomed Members of the public present and invited any questions. Given that residents were present for Agenda Item 6.1, Standing Orders would be suspended during consideration of that item to allow public to speak.

44.22/23 **To approve the Minutes of the Parish Council meeting held on 13th July 2022**

The minutes of the Parish Council meeting held on 13th July 2022 were accepted as a true record and signed by the Chair.

45.22/33 **Financial Issues**

45.1 To record Receipts

There were none

45.2 To approve invoices for Payment

Members approved the below invoices for payment:

- Clerk's Wages (July) – £283.40
- HMRC Payment (July) – £70.80

46.22/23 Planning

46.1 **22/01379/FUL – Land adjacent Greenacre, Kelham Lane, Little Carlton - Erection of 6 holiday accommodation pods, parking and vehicular access**

The Chair suspended the meeting at 7.35pm to allow members of the public to express their views and concerns on the application.

These can be summarised as follows:

- Overlooking and loss of privacy
- Traffic generated from 6 pods, plus two full-time employees
- Access from the site onto Kelham Lane which is already busy with agricultural traffic
- Flooding (part of the site is in Flood Zone 2)
- Closure of road when there is an accident on the A1, and the knock on effect on adjacent roads
- Closeness of proposed access to the junction of the A616
- Proposed use of a cesspit as opposed to a mains drain

- Noise nuisance, especially as there is no on-site caretaker outlined
- No local services available
- No regular public transportation so cars will have to be used whenever occupants needed to go anywhere
- No public footpaths to access the A616 to reach public transportation
- Kelham Lane is essentially a single track road
- No local need.
- Sufficient accommodation within a one mile radius, that have current vacancies
- No information included on whether age restrictions would be applied to the site.
- Ecological impact with loss of trees

In response to a question asked by a resident, the Clerk advised that the Parish Council could ask its District Councillor, Cllr Mrs Saddington, to 'call in' the application so that it could be determined by the Planning Committee rather than delegated powers of the Planning Officer.

The Clerk also advised the process by which the applicant would be able to appeal should planning permission not be granted to them.

The Chair thanked residents for their participation and reconvened the meeting to allow Members to consider their response.

Councillor Jarvis advised that, while width and depth of the pods was outlined (6m x 3.15m), no height was given. To scale up from the width and depth, would give a height of 3.5m per pod. It was outlined that the pods would be 2m from the boundary fences. This would mean considerable loss of privacy to neighbouring properties. Additionally, a rear window was included in the pods, which would again lead to overlooking and a loss of privacy.

Councillor Brown considered that the site was completely inappropriate for the proposed use. There was no footpath to the site, there were overlooking and privacy issues, no-one on site to manage hirers behaviour, hirers would be dependent on using their cars every time they wanted to go out.

Councillor Gill noted that the site had been the subject of planning applications previously, but had been refused as it was outside the village envelope. He considered that the site was completely unsuitable for the proposed use as it was within a residential area.

In advising Members, the Clerk referred to the District Council's Amended Core Strategy. It was considered that the development did not meet the following:

- Strategic Objective 9, especially in relation to integration of development and transport provision; new development will be located where it is accessible to use services and facilities by a range of means of transport; encouraging the increased use of public transport, walking and cycling.
- Spatial Policy 3 in terms of location, need, impact and character

- Spatial Policy 7
- Core Policy 7

It was proposed by Cllr Gill, seconded by Cllr Jarvis and unanimously AGREED that objection be raised to the application on the grounds of the above, and that Cllr Mrs Saddington be asked to 'call in' the application for consideration by the Planning Committee.

46.2 **22/01325/HOUSE – 2 Grange Farm Cottages, Main Street, South Muskham - Demolish existing garage and single storey side extension. Replace with single storey side extension**

After consideration, it was unanimously AGREED that the application be supported.

47.22/23 **Matters arising from the Minutes not otherwise covered on the agenda**

There were none.

48.22/23 **Other matters arising not on the agenda**

48.1 Cllr Shearing was pleased to note that the traffic bollard on the Great North Road had just been repaired.

48.2 The Clerk was asked to make contact with A1 Pits regarding the accumulation of waste by the litter bin by the Church that appeared to be generated by users of the fisheries.

48.3 Cllr Shearing referred to the change of mail collection to 9am. The Clerk was asked to raise with the Sorting Office.

Next Meeting – Parish Council – 21st September 2022 at South Muskham & Little Carlton Village

The meeting was closed at 8.35pm

Minutes approved as a true record –