

ETWALL PARISH COUNCIL

Minutes of the Etwall Parish Council Meeting held on
Monday 16th September 2013

Present: Cllr K Cresswell
Cllr M Adcock
Cllr I Bennett
Cllr T Day
Cllr J Fox
Cllr D Muller

Cllr N Ireland
Cllr K Rushby
Cllr J Patten
Cllr B Payton
Cllr R Warburton

In attendance: Approx 70 members of the public

- 13/9/3211 **Apologies for Absence** – Cllr Sandhu, County Councillor Ford, District Councillor Lemmon and District Councillor Brown, These apologies were accepted.
- 13/9/3212 **Declaration of Interests** – All Members of Etwall Parish Council attending this meeting, being automatically Trustees of the Frank Wickham Hall Charity, declared their interest. Cllr Bennett informed the meeting that his house was next door to the proposed Sutton Lane development.
- 13/9/3213 **Public Speaking** – The Chairman explained that the Parish Council had no more information on the proposed development of 14 houses at Sutton Lane and approx. 100 houses on land off Willington Road than was detailed on the leaflets circulated around the village and obtained at the consultation event. Everyone was encouraged to send individual letters of objection to the consultation in addition to completing the questionnaires. They were also encouraged to make their County and District Councillors and MP aware of their objections. The following points were made by members of the public:-
- (i) It was thought that there may be a restrictive covenant on the land at Willington Road. The Parish Council was asked if they could check this with the Land Registry.
 - (ii) The questionnaires were written in such a way that only positive comments could be made.
 - (iii) The land was owned by the John Port Trust (Repton School) this was not to be confused with John Port School or the Sir John Port and John Osbourne Almshouses.
 - (iv) It was thought that these proposals rested on moving the Cricket Club to Willington Road and if the Cricket Club did not agree to a new lease on Willington Road the project would not go ahead. It was confirmed that the Cricket Club had requested freehold of the new pitch but had been offered a 25 year lease.
 - (v) The SDDC Planning Department had confirmed that both developments needed to be built to make the project worthwhile for the developer.
 - (vi) It was felt that the services within the village could not cope with the additional number of people that these properties would bring. This included both schools and the doctors' surgery.
 - (vii) At the consultation it seemed that the developers were providing an extension to the cemetery but the land had been acquired by Repton Urban District Council in the 1950's and ownership passed to South Derbyshire District Council on re-organisation in 1976.

- (viii) It was expected that the blank space on the map was likely to be phase 2 of the development.
- (ix) The existing Cricket Club was a lovely green area in the centre of the village with beautiful views which would be lost if building went ahead.
- (x) The Parish Plan did state that the village did not want further housing developments but also said that some affordable housing and an extension to the cemetery were needed. Planners did have to take notice of the Parish Plan but it was unclear how much weight this carried when the Government said that more houses were required in the area.
- (xi) It was mentioned that residents in Quorn were achieving some success in objecting to a development there by Bloor Homes.
- (xii) It was felt that Main Street would be too narrow if parking spaces were made. It was noted that traffic monitoring cameras had been installed in the Main Street/Willington Road area. Monitoring did not start until 8.00 am but the deliveries from the farm on Willington Road would have started very early in the morning.
- (xiii) There were concerns that the water pressure in the village was not sufficient for this additional number of homes.
- (xiv) If the land at Willington Road were to be developed there were fears that owners of adjacent land would want to sell their land for development.
- (xv) When and if a planning application is made there would still be opportunity to make objections to the planning authority.
- (xvi) SDDC did not have a Local Plan in force but were in the process of consulting on a new plan. It was understood that the Government wanted SDDC to include more housing in the area. It was felt that SDDC did not have as much power to refuse planning applications as previously. It was thought that SDDC would be consulting on the next stage of the Local Plan in October.
- (xvii) It was expected that a planning application for the railhead would not be received until the summer of 2014.
- (xviii) There were concerns about piecemeal developments and it was felt that there should be an overall plan for the village.
- (xix) It was confirmed that a meeting was held earlier in the year with representatives of local groups and societies and members of the Parish Council where the developers asked for a "wish list". Everyone at this meeting was in agreement that they did not want any additional housing in the village.
- (xx) One suggestion was that the cricket ground be moved to the north-west corner of the site so that the existing 15 houses would have the cricket ground rather than new houses at the bottom on their gardens. In addition a large number of new houses would have views over the cricket ground or open countryside.
- (xxi) Congestion was a major concern, particularly at the Willington Road/Main Street junction and where the road was narrow on Willington Road.
- (xxii) It was suggested that an access from Egginton Road would be an improvement therefore avoiding the Willington Road/Main Street junction.

13/9/3214

To formulate a response to the consultation on the proposed development of up to 100 new homes with associated open space, landscaping and new cricket pavilion on land off Willington Road and the proposed development of 14 dwellings on part of the existing cricket club site and an extension to the cemetery

– IT WAS DECIDED:-

- (i) that the Parish Council would include the relevant points made in this evening's meeting, together with those made in emails and letters in its response to the consultation. The response would be published on the website within the next few days.
- (ii) That the Parish Council would write to DCC and SDDC together with the County and District Councillors and Heather Wheeler MP to make them aware of their views.
- (iii) To contact the Land Registry to see whether there are any covenants on this land.
- (iv) To arrange for a representative of the Cricket Club to attend a meeting of the Parish Council. If they were not willing to attend a public meeting, arrange a private meeting with representatives of the Parish Council and report back to the meeting.
- (v) To arrange for an SDDC Planner to explain the changes in planning law and the District Plan to a Parish Council meeting.

A comment was also made that if SDDC refused this application and it was to be granted on appeal, SDDC may lose the opportunity to put planning conditions in place.

13/9/3215

Insurance - IT WAS DECIDED to renew the Parish Council's insurance with Came & Co at a cost of £1,264.02 which included a 5% discount for agreeing to stay with this company for three years. Any increase in premiums would be no more than the cost of inflation.

13/9/3216

Date of next meeting – Monday 7th October 2013 at 7.30 pm in the Frank Wickham Hall.

Signed

Date