



**MINUTES OF THE EXTRAORDINARY PARISH COUNCIL MEETING
held on 9th October 2024 at 7.30 pm
at Fernwood Village Hall**

Present: Parish Councillors: Neill Mison, Kimberley Shepherd, Lee Rixon and David Mack.
Clerk: Darryl Flinders
Residents/Public 3
NSDC Councilors 0
County Councilors' 0

RECORDING OF COUNCIL MEETINGS

Under the Openness of Local Govt. Bodies Regulations 2014, members of the public may now film, photograph and make audio recordings of the proceedings of the formal Council meeting. In the interests of protecting privacy, it is asked that filming of the public seating area is not undertaken. Recording activity should be respectful to the conduct of the meeting, and behaviour that disrupts the meeting (such as oral commentary) will not be permitted.

355 Declaration of intent to record, film or photograph the meeting by members, members of the public or the press - The Clerk/RFO recorded the meeting.

356 Apologies for absence – Councillors M & J Weale

357 Declarations of Interest - None

358 Public Open Forum – Nothing recorded

359 Planning

To consider the following application(s):

Reserved matters application relating to appearance, landscaping, layout and scale for 430 dwellings with associated wider infrastructure, including SUDs, public open space (inc. play area), sports pitches with changing facilities and allotments (in relation to Phase 1a of outline permission 16/00506/OUTM)

Site address: Land at Fernwood South, Claypole Lane, Fernwood

Planning Application Ref: 24/01672/RMAN

Target Date for Decision: 30th December 2024

The council is invited to make comments on the above planning application. Comments must be with NSDC by October 21st, 2024, at the latest.

360 Cllr Mison is asking the council to consider Reserved Matters planning application 24/01672/RMAN above relating to appearance, landscaping, layout and scale for 430 dwellings with associated wider infrastructure including SUDs, public open space (inc. play area), sports pitches with changing facilities and allotments (in relation to phase 1a of outline permission 16/00506/OUTM).

The council should consider the following: does the road infrastructure meet the current and future needs, what are the phase plans, when will amenities and associated infrastructure such as shops and community centre be delivered, has the flood risk of amenities land been taken into consideration, is there a cost impact to FPC of the open space land and if so what will be the implementation schedule.

It was **RESOLVED** that the council has several objections and concerns to the above application, which will be sent to NSDC and registered on the planning portal accordingly. See the details below as submitted to NSDC planning on October 11th 2024 to support the objections raised.

Comments

Highway Safety: The application appears to be unchanged from the original outlying planning application circa 2016 with regards to the narrowing and re-configuration of Great North Road. Since this time the A1 services have opened and the Southern Link Road will open imminently. Both of these had not come forward at that stage; there is no evidence in the application that they have been considered and or any studies have taken place on the impact and increase of traffic along Great North Road heading south to join the A1 from the services, or the traffic type.

A lorry park has opened at the services thus there is a probable increase in HGV traffic. Without any evidence, Fernwood Parish Council deem the proposed scheme to be unsafe, and there must be studies, both desktop and physical, carried out to ensure a safe highways plan is in place.

Application includes closure of the left turn into Fernwood onto the Great North Road off the A1. Should the Fernwood exit off the A1 close (historically, this has happened due to flooding), road users would need to take an approximate 9 mile detour to Long Bennington, turn around and come back. Should the A1 exit be closed, they would then need to take the dangerous crossing across the A1 into Fernwood. This has not been studied with the increase of traffic on the A1.

The proposed bus routes do not take into account the possibility of vehicles parked on the internal roads within the planned site, the ratio of road parking per household is 2. A recent study of Fernwood carried out by Fernwood Parish Council indicates there is a ratio of between 3 and 4 vehicles per household. Fernwood has an example of Goldstraw Lane, where the off-road parking ratio is low and parked vehicles along the road around bends have caused accidents involving buses hitting parked cars.

Provision of parking for the sports facilities and allotments is too low; this will result in cars parked unsafely on Shire Lane which, runs from Fernwood to Claypole. Should matches take place on all pitches at any time there are likely to be in excess of 60 vehicles that need parking; there is only a provision for 20.

Housing density: The housing density within this phase of building is concerning; as mentioned above, the parking ratio for off-road vehicle parking is too low to sustain a viable, safe bus route. Spine roads which, busses will travel should be wide enough to manage the larger vehicles safely and parked cars, with suitable pavement space for pedestrians. SUDS and the prevalence of Flooding on the land within the proposed site: Environment Agency data shows that the land proposed for the provision of sports facilities is in flood zone 3 and has a high and regular risk of lying water on the land. There is inadequate evidence within the application to demonstrate

that the mitigation of flooding is adequate to sustain these facilities or water intake. Noise & environmental impact: Noise monitoring was undertaken during the August school holidays and will not reflect peak traffic times, including school traffic. Noise is noted in the Noise Impact Assessment Report as a potential issue for plots on the Southern Boundary; clarity is requested on what steps Persimmon will be taking to ensure ventilation for these impacted homes is adequate. Dale Brain, Senior Environmental Health Officer, notes that noise from the proposed development phase to the west area has not been considered.

The meeting closed at 8.20 PM.

Approved at the meeting dated

Approved by :