



MINUTES OF THE EXTRAORDINARY FERNWOOD PARISH COUNCIL MEETING
held on 7th September 2022 at 7.45pm
at Fernwood Village Hall

Present: Parish Councillors:	R. Cullen, D. Harrison, , B. Smith (Chair), J. Weale, M. Weale
Clerk:	Marion Fox Goddard
District Councillors:	K. Walker
County Councillor:	J. Lee

Agenda and accompanying information for this meeting is available on the Council's website here:
[Agenda](#)

Councillor Smith welcomed the attendees and detailed that the extraordinary Parish Council meeting had been convened to discuss the Council's feedback as a consultee for the planning applications on the agenda; that N&SDC, as the planning authority, will make the decision on whether to grant permission for the applications. He went on to explain that the Parish Council would listen to attendees' feedback in the public forum, but this would not be directly passed to N&SDC, recommending that anyone wishing to give feedback to those officers/councillors at N&SDC making the final decision, to submit their comments on N&SDC's planning portal.

118. Declaration of intentions to record the meeting

The Clerk recorded the meeting.

119. Public Forum

11 members of the public joined the meeting from the beginning and another person joined just before Councillor Harrison's feedback on item 123.

Councillor Lee reminded everyone that the current arrangement is left in and left out of the site but said this is not being followed. He went on to say the officer he has spoken to has said if vehicles should go left in, left out there would need to be some form of works in the middle of the road and there isn't enough room for that; so the left turn only could not be enforced; that is: vehicles could go right if they wanted to. The officer was going to submit comments today but Cllr Lee has asked them to hold off so he can feedback to NCC officers what the Parish Council and residents have to say. N&SDC has said that they will let NCC send feedback on Friday (1 day late) when Cllr Lee has had chance to brief officers on the feedback from this meeting.

A resident detailed he had a major concern about the access in and out. He was going to say why cannot we have an area that separates the traffic, but Cllr Lee had answered that. When larger lorries start going in and out of the site, turning left only they will need every bit of the road and he thinks an accident is going to happen. Something needs to be done to give people from Fernwood more vision over the road.

Another resident that lives opposite reported that lorries coming out at night are setting off a resident's security lights because the trees have been stripped out. They are concerned that vehicles will come into the back gardens on the opposite side of the road from the services entrance. The camber is not designed to send vehicles out left, so lorries will turn right. The resident asked if the third lane is not happening.

The Clerk explained that the plans for the widening of the road in the approved application will be happening. Welcome Break (WB) has been trying to get the plans for the road agreed since October 2021 but there have been delays (WB had not factored in that a retaining wall would be required and there have been delays in getting the plans agreed with NCC/Via). WB had initially intended to do the roadworks before construction started. This application has been made because the agreement is not in place for the works required to meet the planning condition; it is a temporary solution. It would have been useful for the Council to have sight of NCC/Via feedback because the letter in the application details that the requested changes in conditions have been prepared in discussion with the local highway authority's consultants (Via). Clarification has been sought from WB and they had fed back that Via's Crash Site Investigator had said he did not have any major issues and had provided feedback on signage/recommendations to stop vehicles turning right.

A resident said lorries would just take the bollards out. Another resident said trunckers and large lorries would cause a problem. Another resident said there are already tyre tracks over the central island.

Another resident said if the someone from the County Council has said you can fit a barrier down there, it cannot happen.

Councillor Lee disagreed with the Parish Clerk; the County Council, through Cllr Lee has said in their opinion you cannot put in any safety mechanisms. It is positive that NCC has not put in their comments before the meeting. If they had put their comments for or against until the Parish Council has spoken, the District Council would struggle to go against the comments of the highways authority. If NCC were for it and already put in their comments, it would not help. Waiting for the feedback, has given the Parish Council more of a say. In future, he would like Parish Council feedback to feed to the officers at NCC to let them know the Parish Council's concerns so that can be considered before they make their response.

Another resident said if they allow the services to open now, when the road widening work is done, the additional traffic visiting the open services will cause chaos when temporary traffic lights are in for the works.

Another resident said without barriers to stop traffic turning right, it cannot happen. A path on the other side would be the simple solution.

Another resident suggested Councillors visit a peak time. Kids ignore the pedestrian crossing. They also asked if the school has been consulted.

A resident suggested pedestrian barriers on the edge of the paths.

A resident raised concerns that we are totally trapped in Fernwood with one way out and one way in. Councillor Smith confirmed that the Parish Council shares this concern, and this is why the Council did not want Hollowdyke Lane to be closed.

Cllr Walker suggested that objectors write to the planning committee members at N&SDC. A site meeting for the planning committee could be possible. (The Clerk asked if the application will go to committee) – Cllr Walker stated it could be decided through delegated powers rather than go to committee.

A resident raised concerns about the limited notifications on plans such as these. Not enough people know that the applications are coming through. This led to discussions on lack of knowledge about the applications and more should be done to let people know. A resident raised concerns that work commenced before necessary reports/approvals/investigations had been put in place. A Water Vole survey was given as an example. Another resident detailed that surveys were done at quiet times – pedestrian and noise surveys. Councillor Smith suggested these concerns need to be raised with the District Councillors.

120. Apologies for absence

Councillor Micah. District Councillors M. Mison and I. Walker.

121. Declarations of Interest

Councillor Newton declared that his son has been offered a job at the services (7 hours per week). Therefore, Councillor Newton did not take part in the Council's debate and vote on the Welcome Break application.

122. Correspondence

- a. Email from a resident regarding application [22/01598/S73M](#) - this was noted.

123. Planning

- a. Planning applications considered:

The Councillors each gave their feedback regarding Welcome Break Application summarised as follows:

Councillor Cullen - detailed the buildings are nearly completed but there is a condition that the roadworks must be done before opening the services. If they do not find a solution the services build will be completed with no access. Welcome Break have looked at their options and experts have said they can safely go left in and left out. He feels sorry that people that have been offered jobs given that we are coming up to Christmas/facing the energy crisis. However, it needs to be safe. Would have loved to have formal written document from experts not working for WB. Not confident that it would be easy for lorries to do 360 degrees around the Tawny roundabout. Now Cllr Lee has suggested that there is not the space in the road to put the barrier in, that then becomes a problem. We see it

at Asda, people ignore signs. Has concerns of the affect the roadworks (road widening) will have if the services were already open.

Councillor Harrison - Agreed with Councillor Cullen – feels for those getting jobs there with the economy as it is. It is difficult as the application says lorries can turn, left in , left out – it looks viable. Does not share concerns about lorries going around the Tawny roundabout. Would like to see cyclist dismount signs at the Tawny Owl. We do not have NCC/Via view, find it difficult to object.

Councillor J. Weale – Objected to the original application. Can see the problem. Fernwood only has 1 way in and out. It is a danger and bigger lorries will come. Also noted the comments about lights and that will get worse. Can see there will be an issue with kids. Previously written to the paper about too many builds in Fernwood. There is a lot of apathy from the people of Fernwood.

Councillor M. Weale – Listening tonight, hearing there will be bigger lorries and we will not get the central reservation – that is a real worry. Wonders if there was an accident, what precautions would be put in place; why that cannot be put in place now. Agrees with Cllr J. Weale: it is in the wrong place, should be further up the A1. Accident waiting to happen. Will it only be 8 weeks. Could NCC/NSDC visit to look at the site in the rush hour?

Councillor Smith – Has never had a problem with the service station, thinks it is a good idea for this end of Newark. Only concern is the resident’s feedback about large trucks. Ultimately want services, employment, facilities but would have concern about large lorries. Does not know what vehicles were used in the safety assessment with the application to assess the safety of the proposal. Has seen problems with big lorries at Staple Lane.

The Council’s decision:

22/01598/S73M	Welcome Break Newark Services Great North Road Fernwood Newark on Trent	Application for variation of conditions 5 (Site Access) and 20 (Highway Signage) attached to planning permission 20/01177/FULM to allow occupation prior to highway works and approve details pursuant to condition 20.	Unanimous vote to object to this application. Prop.; R. Cullen, Sec.; M. Weale (Cllr Newton did not take part in this vote – see item 121)
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Clerk to send objection notification to N&SDC – including the following concerns: safety of large vehicles (European low line trucks need more space to turn) – not enough room, concern that Via (through Cllr Lee) have said that there isn’t room for some kind of works in the road to stop vehicles turning right, public safety when pedestrians/cyclists cross the road (at the entrance of the services). Traffic congestion that will be caused when the permanent solution (road widening works – approx. 10 weeks) is delivered if the services are open at that time.

Councillor Cullen – Gave an overview of the application and confirmed he has no concerns regarding this application.

The Council's decision:

22/01545/RMAM	Land North & East of Fernwood West & East of Spring Lane/Hollowdyke Lane South of A1 And West of Railway Line Fernwood	Reserved Matters Submission (Replan) For Footprint Amendments and House Type Amendments (Phase 3) For Plots 597- 598, 600-612 And Plot 527 Following Outline Planning Approval Ref: 14/00465/OUTM	The Council unanimously agreed to support this application. Prop.; R. Cullen, Sec.; M. Weale
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Councillor Smith thanked attendees for coming and asked them to come again and let the Parish Council know their feedback.

Meeting closed at 20:55

Next Meeting Monday 26th September, 7pm, Fernwood Village Hall