CNHW Neighbourhood plan – steering group meeting

April 23rd 2014 in Cuckney Village hall

Present : Caroline Chambers, Kym Wright, Sheila Brailsford, Richard Bower, James Green, Mike Smith, Darren Ridout, David Wall, David Collins, Georgina Smith, Natalie Cockrell

Apologies: Keith and Claire Barlow, AJ Ridout

MS: Suggested that before looking at the details of the proposed dwellings, the group should consider what our concept of what the neighbourhood might look like in 20 years time, considering all aspects including housing. He felt that proposals for future building with numbers of houses identified at this stage would cause a negative response from the villagers.

This approach was not taken up by the group.

NC: Was keen to focus on the responses of the last consultation event and take the results of that meeting into more concrete plans; ie that we should identify the sites for potential future development, though not necessarily numbers of houses on each site.

DR: An architect on behalf of Welbeck Estates Co. has drawn up indicative plans for the sites identified from the consultation. He stressed that these may not all happen.

RB: From the last consultation it wasn’t identified how many wanted houses for older people and for young families. For older people, the sites need to be need a bus stop/ and shop.

NC: Information re houses for older people and young families was identified at the previous consultation.

We need to choose which sites to take forward for consultation.

DR displayed all the indicative plans for the sites identified at the consultation. The group then discussed the proposed sites for each village.

DR: Site 4 Cuckney Depot and adjoining field has 25 houses of various designs for families and smaller starter homes and two apartments. This includes transforming the existing barns on the site into dwellings. These properties would be for sale.

There was considerable discussion about access to this site and how dangerous it is at present.

DR: This has already been considered in the design.

Site 1: Budby road. This had already been put forward by Bassetlaw as their preferred site for 5 houses. This would go ahead and Welbeck would sell these to give revenue for further building projects. The access would be on to Old Mill Lane.

RB: What about Sewage systems for these houses?

What would happen to the rest of the field? It would be too small to farm.

JG: Site 2: Access is a problem for this site, and proximity to the Church would be an objection.

DR: the idea is to make more varied houses on both sides of the A60.

Site 6 Cuckney allotments – 7 houses (with a car park at the rear for the school built on the existing playing field)

These would be for rent. The exit and entrance to the back of the houses and the car park would be separate to avoid traffic problems.

At the last consultation, concern was expressed about water pressure in this area and how more houses would affect this.

Site 3 opposite New Cottages on Creswell Road – a plan wasn’t available for the group to see. DR said that it would be a row of houses similar in style to New Cottages.

MS: A statement is needed to say that Site 8 behind Riverside Close would not be considered

DS: There are problems of services and road access that would prevent Site 8 being considered.

DR: Norton Site11 The indicative plan is to demolish the old house and build a row of houses and a bungalow in a similar style to Packhorse Row.

The major objector would be the Conservation dept. who might insist on restoring the old house.

KW: There are three issues – at present the house is a danger and we are having to discourage people from trying to enter it. It still hasn’t been cleared out.

Secondly, the water pressure to Norton village is so low, that more houses would create further problems.

Thirdly, Surface water run off in that area is a problem.

DR: a building programme would create the incentives for Welbeck Estates company to address the issues you have raised.

Site 10 By Lady Margaret Crescent -four bungalows.

CC: perhaps Site 10 would be preferred to Site 11

NC: In both cases we would have to prove the need for them. Suggest we put both plans forward and let the villagers vote on which site is preferred.

DR: Site 16 Woodhouse Barns in Holbeck. There would be approx. 35 properties for elderly people with community rooms, communal gardens and a warden on site. It is envisaged that it would be leased and managed by a Care specialist operator. There has to be a critical mass of 35 properties.

This site has been put forward for planning before, but it wasn’t progressed.

There are drainage problems in Holbeck, and these would have to be addressed as part of this development.

Site14 Warriners barns – this is being developed already into four houses.

MS: We need to identify what housing is currently being developed in all the villages to avoid over development and maintain rurality

DC: We need to ensure that the NP is not just a tick box for Welbeck Estates’ developments.

The group then looked at all the sites consulted on at the consultation event and it was agreed to consider the following sites. Numbers 1,3,4,6,10,11,16

Site numbers 2,5,8 were discarded

DR: Site 7, the old barn, has problems of being close to the river and has drainage issues.

Cuckney House is still being considered as a potential restaurant with rooms

For Lady Margaret Hall, Hazel Gap, Hadfield plantation, it would be helpful to have policy statements as to outline agreement for the use of these sites in the future.

NC: Would DR send all the information and any background details about the sites to her? All these indicative plans can be sent to all the appropriate consultants for initial perusal. NC to arrange a meeting with the consultants.

DC: What do the steering group need to do next?

-The next meeting will be to discuss the green infrastructure. JG: a policy about green spaces introduced by Bassetlaw council can be used for the NP.

-How best to use Helen’s expertise in consulting the school children. MS agreed to consult the teenagers in the area to arrange a meeting with Helen.

MS: It is important to get an objective view

DC to contact Helen for possible dates when she might be available to visit the school.

-DR: Community infrastructure payment. 20% of the CIP for each unit built in the neighbourhood goes to the parish council. The NP steering group needs to identify what this money might go towards; eg footpath development.

(Note: a Community infrastructure plan has not yet been established, and this needs to be considered by the Parish councils)

-Website development

The website still needs tidying up for it to become more user friendly. DC and MS to meet Scott to edit the website.

DC: So far there had been some hits on the website but no-one has used the “contact” button.

MS: Information about the website will be in the next newsletter.

-GS: proposed to arrange a two week festival in June 2015 to ?precede the Referendum.

DW: Welbeck Estate is running an open day showcasing certain aspects of Welbeck businesses and activities. This is likely to become an annual event.

GS: This would work well within the festival idea

It was generally agreed that a festival would be a good way to promote the NP.

Date of next meeting: 29th May 2014 7.30pm to be confirmed by David Collins

Venue to be arranged.