Cuckney Holbeck Welbeck and Norton Neighbourhood planning meeting

26th February 2014

Cuckney Village Hall

Present

Natalie Cockrell, James Green, David Collins, David Wall, Mike Smith,

Georgina Smith, Sheila Brailsford, Darren Ridout

Apologies

Kym Wright (who has sent apologies to resign from group due to family commitment) Caroline Chambers

The meeting was led by Natalie Cockrell

Re notes of last meeting

1.In response to Paul Wilcox of Clarborough NP who wanted to set up a forum for local NP groups, Cuckney was the only responder. So the idea has been shelved.

2.Our website has been set up and DC and MS will be meeting Scott O’Dell again for guidance on how to add information to it

3. Future help from Helen Metcalfe. DC has been in touch with HC and the letter from her dated 11.02.2014 presented her suggestions for her aid in developing the NP. It was agreed by all that we should continue with Helen’s assistance. There was some doubt about the value of using her for the school consultation as there are so few children at the school who live in the four villages. We also wondered how to consult with the teenagers in the area.

DC said he would reply to her letter on our behalf

It was agreed that we would have a meeting after the next consultation exercise to evaluate the event and to decide the next steps. No date was fixed for that meeting.

Awards for all – Natalie said the application had gone forward and we should hear in about 3 months

The sites allocation overview of five houses in Cuckney was looked at, and

the site allocations officers will be available to discuss their reasons for their choice of site for building in Cuckney.

As there was only a small number at the meeting we remained as one group to discuss all the potential development sites.

Housing

DR brought maps of all the potential sites for housing in Norton, Cuckney, Holbeck and Welbeck as considered by Welbeck Estates. These drawings were rather vague as to where exactly the housing might be sited. DR agreed to make the maps more explicit and he would liaise with Natalie to have them printed to put on boards at the next consultation meeting.

The style of housing was discussed – family homes, elderly accommodation, private v Welbeck owned, and it was agreed that this should be open for consultation.

Employment/ business opportunities

DR explained that there were already business properties in Welbeck and a future development on the old coalfield site at Meden Vale that abuts onto Cuckney.

There is the opportunity to change existing barns on sites around the four villages that can be converted to business use. This will be easier to achieve than changing barns into housing.

MS suggested the possible development of existing properties with land to become smallholdings to attract families to the area. This was discussed at length and there were some reservations from DR and NC about the problems of tenanted smallholdings.

Leisure/ community facilities

Visitor development would bring employment in the service industry to the area

Proposed visitor development at Hazel Gap farm. GS suggested holiday accommodation for visitors with horses. Improvement and extension of the bridleways to connect to Clumber and Sherwood forest

Development of large properties for holiday lets. DR said that some holiday letting companies take a large percentage of the rental. MS said there was no need to use letting companies, as Welbeck’s own website could be used

This would provide employment for local people.

Restaurant

DR explained that development plans were in progress around the Harley Gallery area for a restaurant.

Cuckney House was also a potential for a restaurant with rooms but at present there were no interested parties.

GS suggested using a large house as a Retreat Centre for use by businesses for courses, Different interest groups for artistic persuits.

Consultation event on March 19th

It was agreed that this would be a drop-in consultation event from 4pm to 7pm.

NC, JG, and DR would liaise to produce the maps and boards for the event

A table would be provided for the Sites allocation officers.

SB offered to put leaflet advertising the event in each village newsletter.

NC and JG would liaise with DC and MS to prepare the leaflet.