

PAPPLEWICK PARISH COUNCIL

Open Meeting held on Saturday, 8th February 2003

Planning Application No 2002/2424 re development of Crossroads Garage/Papplewick Motors Site with 10 dwellings

The meeting had been arranged to give parishioners the opportunity to discuss the plans received by the Parish Council to develop the Crossroads Garage and Papplewick Motors site with ten dwellings. The Parish Council felt parishioners should be given an opportunity to express their views on these proposals, which would have a major effect on the centre of the village.

At the meeting plans of the proposed development were on display for residents to inspect.

The Parish Council Chairman, Cllr I Griffiths, opened the meeting and explained briefly the planning process including the production of the Gedling Borough Council Local Plan. He informed them that within the Gedling plan Papplewick was a green washed village within the Green Belt, with the centre of the village being designated as a Conservation Area in which development was restricted. However, he confirmed that within the Conservation Area there was an infill boundary within which development would be considered.

The Chairman also confirmed that a request had been sent to Gedling Borough Council for an extension of the consultation period and that the application be considered by the full Planning Committee. He then asked for questions relating to the proposals and the following points/comments were made:-

1. The proposed development area is a contaminated site.
2. Importance of improvements to the crossroads junction.
3. Restrictions regarding fencing in view of the corner visibility.
4. Possibility of affordable housing for local people.
5. A conflict in the type of property detailed in relation to the type of properties called for in the Village Parish Appraisal.
6. Lack of school places.
7. Change of use:
 - (a) Continued commercial use could produce more traffic.
 - (b) If residential development not approved, possibility of a speculator leaving the site in a derelict state until permission granted for development.
8. Necessity for a traffic impact study to be undertaken to compare existing use/residential use.
9. Garage – quaint and in keeping
10. Parking restrictions to be considered on Main Street
11. Use of natural materials including brick as opposed to reconstituted stone.
12. Possibility of straightening the road
13. Keeping the bend in order to slow traffic.

14. Incorrect drawings submitted, i.e. location of existing properties.
15. Reason for the gap between the on site parking places to be queried.
16. Smaller density
17. Possibility of sheltered housing.

Chairman introduced Cllr Joe Lonergan of Notts. County Councillor and Gedling Borough Council who confirmed he understood the application would be considered by the full planning committee. He also made the following points: _

- (a) Condition is requested re visibility splay to improve access.
- (b) Condition for no further development of properties beyond that initially approved.
- (c) Restrictions re site working times/conditions.
- (d) Development with affordable housing which would cut down the size of properties, with consequence of higher density.

Chairman then asked the following questions:-

1. Are people in favour of housing being built on the site?
Result: 90% in favour.
2. Are people in favour of 10 properties?
Result 25%
3. Are people in favour of less housing?
Result 40%
4. Are people in favour of more housing?
Result: None
5. Are people against development?
Result: Less than 10%

The Chairman thanked everyone for attending and closed the meeting at approximately 10.45am.