

NOTES OF THE PARISH MEETING OF SADBROOKE HELD ON WEDNESDAY 2ND SEPTEMBER 2015
IN THE VILLAGE HALL SADBROOKE

PRESENT: Peter Heath (Chair), Mr George Bakovic (Principal Development Planning Officer, WLDC)
Stuart Curtis (Chair, WLDC Planning Committee), Mrs Christine Myers (Clerk),
Mrs Bridget Solly (Treasurer)
110 parishioners

The Chair opened the meeting by stating that the meeting had been called in order to gain residents views on planning application 133284 - Proposal: Hybrid application comprising of Outline planning application with means of access to be considered for erection of up to 140 dwellings and a new building to replace the former Sudbrooke Holme to provide up to 25 apartments for retirement living. Erection of a new building to provide restaurant-public house. Extension and widening of West Drive and Holme Drive to serve the development, associated hard and soft landscaping and, demolition of existing poultry sheds. Change of use of land to provide a new area of open space including provision of new footpaths and sustainable drainage infrastructure. Change of use of land to provide new community allotment facilities at land adjacent to Sudbrooke Park.

Mr George Bakovic was welcomed to the meeting in his capacity as Principal Development Planning Officer for West Lindsey District Council.

District Councillor Stuart Curtis was present at the meeting but did not convey any verbal or written opinion as to the merits or otherwise of the scheme.

Parish Councillors present were representatives of the village only.

MINUTES OF ANNUAL PARISH MEETING HELD ON 2ND APRIL 2015

Proposed by Stuart Curtis, seconded by Peter Heath and signed as a correct record.

PLANNING APPLICATION 133284

Cllr Curtis informed the meeting that the draft Central Lincolnshire Local Plan covering West Lindsey, North Kesteven and the City of Lincoln would be out for public consultation at the beginning of October for a 6 week period. Sudbrooke was intended to be designated as a Medium Size Village under the Settlement Hierarchy which was similar to its present status under the current Plan based on existing amenities.

Mr Bakovic explained the following:-

- That the application as a Hybrid application – mix of outline planning application and change of use. If approval given then a further application will follow on. Applied in principal to build 140 dwellings at this stage the consideration was access.
- The second part of the application – change of use of existing land to provide area of community land / allotments / open space / footpaths.
- That the Development plan currently is out of date, but it is still relied upon as it conforms to government guidance.

- WLDC are still awaiting Agency responses, i.e. Highways, Archaeological, heritage. The Application will be determined by WLDC Planning Committee. Comments should be in by 21st September 2015.
- That NHS England would be consulted on the application in order to apply its formula that is applied to work out what is seen as additional demand for medical services
- LCC Education Authority had been consulted and have asked for £350,000 to fund additional school places / buildings etc. from the developers.
- The developer would use a road via Grange Farm for all construction traffic. This track doesn't have to be to the same standard as a road for cars to travel on.

Concern raised as follows from residents:-

- Access - Developers had given a transport assessment – taken on a Friday in the school holidays in the winter. Passenger Car Unit (PCU) projected increase from 1.3 to 2.3 = 76% increase in traffic turning right towards Lincoln. The assessment has gone to Highway engineers for comment.
- The two main access points on the application are Holme Drive and Manor Drive.
- Consideration needed to be taken into account those residents using Church Lane as an alternative route along a single track road.
- Suggestion made to build a new road from the development onto the A158. The Chair stated that this has been raised with the developer but no movement has been made on this.
- The density of the development was questioned but could not be stipulated by Mr Bakovic.
- Ownership of land - some owned by the scouts, particularly the access onto the main A158 around the back of the Scout Camp.
- Residents are against the loss of major trees in The Park, many of which are protected by TPO's. This weighs against the proposal. A character appraisal had not been carried out on these trees. Many residents stated that the application mentioned that small bands of trees would be retained but these were in private gardens. It was emphasised that these points should be made to the Planning Officer.
- Development in Scothern and Sudbrooke will add to access problems.
- PC have already commented that A158 is a very busy road – that was on an application for 6 dwellings, not 140.
- 140 + 25 dwellings – the Developer has asked for 414 car parking spaces.
- Question asked about what this development would do to the village in the future – would it become a “large village” which would lead to further developments being made in the future?

- Developers have provided a habitat survey already – this is on the website. It was felt that the survey contains many anomalies, but reads as if the development is going ahead. It doesn't state how the developers can keep the trees / build houses around the trees etc.
- Flood risk – possibility that Nettleham Beck may overtop. Will hard surface land increase the consequence of flooding?

The survey that had been sent out by the developers was discussed and noted that many residents said that they had not received a survey card. Results had been provided by the developer and a resident had made a more appropriate table detailed as follows:

Stance	Number	
Support ('Yes')	42	
Yes with Reservations	65	
Against ('No')	158	

A resident produced letters of support from Sir Edward Leigh MP who had agreed to visit the village and meet with the Action Group. He had stated that the heart of the village is the park. A letter to a resident from Clarence House stated fight for the Park land as well.

The Chair concluded the meeting at 8.25pm stating that objections need to be on solid planning grounds from a resident or organisation and that the Parish Council would be meeting on 3rd September to formulate its comments on the application.