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|  | Present: | Mr Oldbury, Mrs Douglas, Mr Douglas, Mr Pell, Mr Woodcock and Mrs MillarMrs Davies (Clerk) Natalie Cockrell & James Green from B.D.C, Mr Bromley joined the meeting 6.30pm |
|  | Apologies: | Mr Askew |
|  | The Chairman gave an update on a telephone conversation with the developer who has taken on board comments from the group regarding a layout of 25 houses and will be bringing plans to the meeting.The developer has asked if the group would consider an extra 5 houses giving a total of 30 houses; if this was allowed then he would be able to put in £160k for the village i.e £60k towards the school and £100k for the village.Concerns voiced over:Yew Tree Road is shown as an access rather than the preferred Coal Pit LaneDrains – in a conversation with the developer; he didn’t think he needed to connect to the Headland Avenue drainage system.Query over the range and spread of houses.JD suggested that two sets of plans are produced; one for 25 houses and one for 30 houses and carry out a consultation with the residents.Any S106 money needs to be tied down plus a maintenance fee for 12 years.There was a query over Taylor’s Land being available for development.It was also reported that there has been a good response from the Gamston Industrial Park showing evidence for the need for housing.Mr Paul Bromley then joined the meeting.NO – asked Mr Bromley is he had a key of what the house types where on the map?PB – there will be a mix of houses which the group can decide on, it is only indicative and where the houses are situated.PB - he has spoken further with businesses. The S106 agreement has been looked at; the school will need S106 money and for 25 houses the amount will be between £60-£80K but this cannot be agreed till the planning application stage. There will be a pre application first and this will be agreed with the Education and Transport authorities.PB - The land (green) will be transferred into the Parish Council’s ownership.PB was asked if he knew the measurements for the village green but he didn’t know at that moment in time. A consultation will take place with Highways re road layout (possible onto Coal Pit Lane).NC asked PB for a drawing of the 30 houses with a list of things that are on offer.Comments from members were:JD – happy to go with either 25 or 30 houses if the village was happyDP – yes to village green, not bothered about the £40k on offer, no problem with 25 or 30 houses as a matter for the village to decide on, would like to see bigger houses rather than small ones e.g. 3 or 4 bedrooms and 6 bungalows.PM – agreed with JDs comments. Happy for 25 or 30 house for the village to decide so long as not dense.NO – Happy for 30 houses provided spaced out and spread with a good layout with a logical place to put the extra 5 houses. Happy with the footpath across the site. The extra £40 would be nice.BW – 30 houses would benefit the school and the village would stay a village, the plan is good with open space.PD – Keen for the green to be the centre of the village which would bring something together as a centre. Okay for 25-30 houses so long as not crammed in togetherOther comments:30 houses: 1 acre in urban developmentsNC – asked the group to vote on taking two sets of plans showing 25 houses and 30 houses plus various options and consulting with the village to see which was preferred. All members voted yes.Require a detailed list:Identify extra money for community facilitiesNC – the village green and maintenance will be part of the S106 monies.PB was asked if he intends to do the build himself or sell on the land with planning permission – PB said he intends to carry the build out to the end.NC – PB needs to provide the new plan to enable the group to consult on the potential development options.12 July set for the consultation 2-4pm.Flyer ready for July to be delivered to all residents before the event on the 12 July 2014.PB – What are the time scales for the NPNC – At least a year before the plan goes to referendum |