



Teversal, Stanton Hill and Skegby Neighbourhood Forum

www.tssneighbourhoodplan.org

**Minutes of the Forum meeting held on Wednesday, 13th July 2022,
held online via Zoom**

1. Attendance.

Mike Vardy, (Geoff Snare (Secretary), Terry Whitehead (Treasurer), Jane Cooper, Lis Reid, Richard Goad, Lynn Henstock, Doug Edwards, Louise Causer, Ross Stevenson, Lee Haywood

Apologies: Andrew Jenkins, Janine Vardy

Mike Vardy stood in for Andrew Jenkins to chair the meeting

2. Minutes.

The minutes of the previous meeting were agreed as an accurate record.

Matters Arising

It was reported that the mosaic at the top of Pleasley Road by the Carnarvon Arms has now been replaced by a new design in wrought iron

3. Finances.

There is a total of £798.66 in the Forum bank account, including £43.86 allocated for Friends of Stanton Hill. This amount is unchanged since the last Forum meeting in April, with no income or expenditure in the period.

4. Planning and Environment.

Richard Goad outlined the main planning applications that were active at the moment:

- a. Copywood Close, 147 houses by Persimmon – a full planning application has been submitted and the Forum has submitted a detailed objection; many other local residents have also submitted objections; rumour is that the application will be rejected by ADC
- b. Pleasley Road, adjacent to Station Farm – still awaiting a full planning application; Ross has taken a range of photographs in the different seasons for evidence for any future objection
- c. Pear Tree Lane – the land has now been sold with planning permission and the S106 payments of £1,00 per property suggested by ADC are being negotiated with the developer
- d. Wild Hill (South) – the application for an additional 9 houses on the site has been refused by ADC
- e. Wild Hill (Norcroft) – an application to modify an existing plan for 1 house and 4 bungalows into a plan for 5 houses has been submitted and a detailed objection submitted by the Forum
- f. Wild Hill (180) – an application for 4 dwellings, with access for three onto Wild Hill and the 4th onto Shepherds Lane; this has been rejected by ADC planning officers

- g. Wild Hill (Windyridge) – a new application for 4 dwellings, replacing an already approved application for a single dwelling; the Forum has submitted a formal objection

It was highlighted that all these developments on Wild Hill are not in-fill, they are all effectively new developments

- h. Land adjacent to the Teversal Caravan and Camping site has been acquired by Michael Hollis, however it has an agricultural tenancy preventing development; negotiations between the various parties involved including the camp site owners are ongoing and somewhat fractious!
- i. New entrance to Teversal Caravan and Camping site – this has been rejected for a second time
- j. Stubbin Hall Farm, Brand Lane – a new application for 141 dwellings has been submitted; an application for the same land was submitted and rejected in 2020 and there does not appear to be any major changes to mitigate the reasons for rejection (primarily highway issues on Brand Lane; the Forum has submitted a formal objection, as have numerous local residents
- k. An outline application to split Teversal Manor into three dwellings has been approved by ADC

As far as we are aware the Draft Local Plan is still on hold, as reported at the prior Forum meeting.

The following environment issues are ongoing:

- l. Shepherds Lane – excavation of a large area, possibly for a wildlife pond; enquiries to ADC, Notts CC and Environment Agency have been submitted to determine what it is for and if permission has been given
- m. Flytipping – Greeny Lane of Pleasley Road is a frequent site of flytipping and ADC have agreed to investigate possibility of installing CCTV at the location
- n. Skegby Bottoms – Gleasons builders have commenced ground works for development at top of Gilcroft Street and appear to be operating contrary to numerous conditions of work, including removing trees & hedgerows, working on Sundays and potentially committing crimes against wild life, including badgers; the site itself is completely fenced off, making it impossible to check what potential illegal actions are being undertaken
Natural England have been contacted and a formal letter of complaint has been submitted on behalf of the Forum to Helen Ann Smith at ADC, along with a full report on the developers activities and impact on protected wild life

Richard Goad advised that he wished to step down as chair of the Planning & Environment group; he would continue as a member of the Forum and would fully support whoever took over his role

5. **Friends of Stanton Hill**

Doug Edwards reported that a visit by our local MP, Lee Anderson, to the Co-op garden has generated significant local interest and additional volunteer are now helping with the gardening and regular watering; the tulips on Meden Bank has now been cut back; the Forum thanked Doug and all the volunteers for their excellent work in creating a great

asset for Stanton Hill

6. Heritage

Lynn Henstock reported the following:

- a. Still no news on the two footpaths at Skegby which are being reviewed for adoption by Angus Trundle, the NCC RoW office.
Application 1186. Stoneyford Road to Skegby Hall Gardens.
Application 1187. Stoneyford Road to Sutton in Ashfield Footpath No. 49
- b. A retrospective planning application (V/2022/0099) has shown that stables and a shelter have been built across a footpath (FP25) at Spring Cottage/Whiteborough Farm. The footpath has been diverted and obstacles placed along its length for several hundred yards, far beyond the stables and shelter, rendering the footpath not fit for purpose or user-friendly.
Comments have been sent to ADC planning department and the NCC Rights of Way officer requesting that action should be taken to resite the stables and clear the obstructions from the footpath, or a suitable cleared diversion should take place to enable a usable throughway.

7. Climate Change

Mike Vardy reported the following:

- a. The food bank at Skegby Library supported by the Co-op and Inspire has proved successful with 43 people using it in June; more volunteers are needed to keep it running – anyone willing to help should contact Mike Vardy
- b. The revised climate change strategy and action plan document promised by ADC for publication in July has yet to appear
- c. Fracking has come back into possible contention as a possible energy source (at least politically), and our local MP is a supporter of fracking.
There is the potential to include commitments in the Local Plan that would effectively block any new fracking, as had been done in at least on other Council.

8. HS2

Lis Reid - nothing to report

9. Public Transport

Mike Vardy reported that there had been no real progress on any public transport matters;

10. Any Other Business

Baptist Church – planning permission has been granted for conversion into 2 self-contained flats, with as much as possible of the frontage to be retained

Continuing concerns over the ability of local schools and medical services to cope with any significant increase in local housing, when they are unable to handle the needs of the current residents; the absence of an Ashfield Local Plan continues to be a major problem – meaning developers can take their rejected applications to appeal and win;

How can we ensure the Neighbourhood Plan has a much greater impact on how local education and medical services are considered when planning applications are decided, especially at appeal?

11. Next Meeting.

The next Forum meeting will be held on Wednesday October 19th from 7pm, via Zoom

Attendees were thanked for their input to the meeting which closed at 8:55 pm.