

# **Gamston with West Drayton and Eaton Parish Council**

## **Agenda for meeting to be held at 7pm on Thursday 14th January 2021 via Teams**

Opportunity for members of the public to join the Council for 10 minutes.

- 1. Apologies for absence Declarations of Interest by councillors**
- 2. Approval of minutes of meeting held on 17<sup>th</sup> December 2020**
- 3. Business arising from the meeting of 17<sup>th</sup> November 2020**
  - **Speed gun** re new Batteries **update** from Cllr Howard
  - **Five Villages Trust** brief update from Cllr. Crooks
  - **Gamston Phone Box** update by Cllr. Blagg following site visit
  - **Gamston Defib** response regarding repositioning it
  - **West Drayton Bin** new position to be confirmed by Cllr Adams
  - **Church Lane Potholes** update from highways
- 4. Bassetlaw Local plan** Update from Cllr Moakes re Ordsall South development  
Discussion on whole plan with comments from all Councillor to be put forward to the Consultation paper
- 5. District and County Councillors Report**
- 6. Planning : a) Applications**  
Gamston Airport any comments following Cllr Chandler's email 18.12.20
- 7. Matters raised by village residents**  
Cllr Blagg re Scott Liversidge attending next meeting re proposal to build a house on a plot of land he bought in Gamston
- 8. Casual Vacancy**
- 9. Village warden report** to be given by the Clerk
- 10. Account & Audit**  
**Current position on Accounts**
  - **Payments**
- 11. Budget 2021/22**
- 12. Highways**
- 13. Any other Business:**

**Date of next meeting – 11th February 2021**

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# Minutes of the Gamston with West Drayton and Eaton Parish Council

held at **7pm** on Thursday 14th January 2021 via **Teams**

Present: Cllr. S Chandler (Chair), Cllr. M Crookes, Cllr. M Moakes, Cllr. T Blagg, Cllr. J Worthington, Cllr. T Adams, Cllr. M Howard, Cllr. R Ogle, Cllr. D Ramsden

Andrea Wilson - Clerk

1. **Apologies for absence Declarations of Interest by councillors**

Apologies: Cllr. D Newman  
No declarations of interest.

2. **Approval of minutes of meeting held on 17<sup>th</sup> December 2020**

Approved.

3. **Business arising from the meeting of 17<sup>th</sup> December 2020**

- **Speed gun**

Cllr. Howard confirmed that he had been unable to order the battery to date and Cllr. Chandler agreed to do this.

**Action: Cllr. Chandler to purchase the battery.**

- **Five Villages Trust**

Cllr. Crookes confirmed that the Trust now has a bank account and that she will apply for on-line banking.

**Action Cllr. Crookes to apply for on-line banking.**

**Gamston Phone Box**

Following an inspection by a number of Councillors, Cllr. Blagg suggested that the phone box could possibly be repaired by levelling the box and then the door could be adjusted to fit.

**Action: Cllrs. Blagg, Howard and Adams to address this after lockdown restrictions are eased and to further source the necessary parts for refurbishment. Councillors will re-visit the progress in March 2021**

- **West Drayton Bin**

Cllr. Adams reported that this has now been emptied. Councillors agreed to check that the bin is emptied on a regular basis and if not report that to Bassetlaw.

- **Highways**

Cllr. Adams reported that the pot holes in West Drayton have been filled but that he has also contacted Highways to suggest that this area needs resurfacing.

4. **Draft Bassetlaw Local Plan**

Cllr Moakes gave an update on the Ordsall South Development being incorporated into the Draft Bassetlaw Local Plan. Councillors then discussed the local plan in detail and submitted the following response to Draft Bassetlaw District Council:

The Parish Council met on 14 January 2021 to discuss the Bassetlaw Local Draft Plan. Councillors had previously read the documentation and some had attended Consultation sessions held by Bassetlaw District Council.

The general consensus was that this version of the plan is a clear improvement on the previous document. However, many concerns were raised and are now put to you in order to consider and develop the plan further. The Parish Council acknowledges the need to develop new and appropriate dwellings and services for a growing local and national population for the future. However, they have some considerations which need to be addressed by Bassetlaw Council:

- An overarching concern was raised as to the need to build new houses at a rate that is almost double that required using the current Government's recommended method of calculation.
- There is further scepticism of the calculations used to forecast the growth in employment and the creation of jobs which is clearly based on pre-COVID expectations and understanding of working environments.

**PROPOSED FIVE LANE ENDS BASSETLAW GARDEN VILLAGE  
– POLICY ST3 TO ST5**

*This proposal was considered as a more favourable focus for the development of new housing in the Bassetlaw District.*

- The site is close to the main A1 arterial road network and so will not require any major structural road works.
- It combines a large residential development with a current expanding economic business development, therefore new major services can be developed without considerable disruption and can very easily form a sub-regional Enterprise Hub.
- It could offer significant employment opportunities to both local and incoming Bassetlaw residents.

**HOWEVER: -**

- There would be a considerable negative impact on the valuable agricultural and woodland.
- It would furthermore be imperative to ensure that infrastructure to support such a development included adequate access to public transport, retail opportunities, schools and health centres from the commencement of building work.
- Consideration should be given to increasing the number of properties allocated to be built during the time frame of this plan.

**PROPOSED ORDSALL SOUTH DEVELOPMENT – POLICY 29 SITE HS13**

*This proposal was considered a far less favourable option for the development of new housing in the Bassetlaw District.*

Councillors appreciate (d) the need for some development of housing in the Retford area and conceded that Ordsall South might be a suitable choice for a gradual and contained level of development.

**HOWEVER**

- The proposal to deliver '*at least 800 dwellings during the plan period to 2037*' (page 104) is way too high! It was considered that a much more realistic target would be for between 100 and 200 (Not 250?) houses built in a time scale which would allow (ed) the current and future infrastructure to support these dwellings to be both in place and effective. This would ensure (ensuring) the needs of the residents could be met.
- Graver concerns were raised considering the impact of traffic associated with this development in terms of through traffic impacting on local villages especially Eaton. There is also concern regarding the issue of parking both on site as seen with the problems on the recent development on the old Bridon site and in Retford town centre itself.
- Any residential development would produce significant additional traffic putting local roads under even more stress than at present. There is limited scope to

improve the existing road system and progressively to accommodate the upgrading of these routes.

- The two old bridges at Ordsall and Eaton which are very narrow and struggle with the amount of traffic passing through each village/settlement at present.
- Recently Notts Highways/Via have been involved in devising and enhancing existing traffic measures in Eaton, following instances of speeding and antisocial behaviour – reckless parking. Even with recent improvements this has only had a negligible impact in terms of controlling the speed and volume of vehicles using the village as a ‘cut-through’ from major ‘A’ roads. To improve this situation will require substantial investment to reduce / manage the enormous amount of increased traffic.
- Improvements for cycle and pedestrian traffic may be difficult to achieve without restricting much-needed kerbside parking on High Street in Ordsall and additional pavements for walking in the village of Eaton. In Eaton this situation is already compromised by no pavements and the fear of drivers speeding through this route on their way to Ordsall.

**The Council was extremely disappointed that the Transport Strategy 3 was not in place prior to this consultation as it forms a fundamental basis for the whole plan and the infrastructure which leads to the way for allocating land.**

- How can any item on Policy St29 (5) page 105 be justified without the above being in place?

Councillors also discussed the absolute need to protect the nature of the rural communities /villages that would be impacted on by the proposed development within the draft plan. In proposing the Ordsall South development, Bassetlaw Council is more prepared to satisfy its own targets over and above the Government targets than to ensure that the residents of Ordsall and such villages as Eaton and other rural communities enjoy healthy and pleasant lives in areas of open countryside and agricultural land.

***Councillors appreciate that some local communities have to suffer in order for major residential developments as suggested in this Draft Plan. However, it was unanimously agreed that it would be more sensible and indeed beneficial to residents for the BDC to increase the number of houses to be built in the Bassetlaw Garden Village from the start thus being able to reduce the number of buildings on inappropriate sites such as the Ordsall South site.***

## 5. District and County Councillors Report

None

## 6. Planning None

## 7. Matters raised by village residents

Cllr. Blagg asked the Council to invite a resident from Gamston to the February meeting to discuss his proposals for a new building in the village.

**Action: Clerk to invite**

## 8. Casual Vacancy

The Clerk reported that the casual vacancy has now been advertised for the required time and a new councillor can now be co-opted.

## 9. Village Warden report

The Clerk reported that the Village Warden is encountering the same problems with litter from the local takeaway restaurants and truck drivers using the layby as a toilet. The

Clerk has been asked to confirm who owns that land where the abandoned caravan stands.

David Bailey was very appreciative of the Chair's recent communication.

**Action: Clerk to contact Highways**

**10. Accounts & Audit**

- **Current position on Accounts** – The current balance is £14,627.96 including £10,000 to be moved into the reserve account.
- **Payments** – HMRC £44.00

**11. Highways**

Nothing to report

**12. Any other Business:**

Cllr. Howard reported that he will cut some of the overhanging hedge at Gamston before spring as it has not been possible to identify who owns it .

Cllr. Ramsden reported that the notice board at Rockley is in need of repair.

Cllr. Ramsden also reported six abandoned tyres in Rockley which Cllr. Adam agreed to arrange to have them removed.

Cllr. Ramsden reported the much-appreciated work carried out by a local farmer in Rockley, maintaining and improving the dykes to protect properties from flooding. Unfortunately, there is a bottle neck in the village which has been reported to Highways as the farmer has not been able to clear this and the owner of the land has not done this themselves.

Cllr. Worthington requested that the Emergency Plan is re visited at the next meeting.

**Date of next meeting – 11th February 2021**

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