

Farnsfield Parish Council Newsletter December 2013

SPECIAL POINTS OF INTEREST:

- **Planning decision at Ash Farm**
- **Neighbourhood Plan - Farnsfield to develop its own plan and be in control of future developments in the village .**

ASH FARM, COCKETT LANE



YOUR COUNCILLORS

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Newark & Sherwood DC over the past two years have produced a Development Plan Document, setting out the allocation of land for housing, employment and retail to meet the needs of Newark and Sherwood to 2026 and beyond. This document was adopted in July 2013 and is to be the key document produced and agreed by Newark and Sherwood District Council. It will be the reference point for the development of future housing needs in the District.

The allocation of land at Ash Farm—Policy Fa/

MU/1 as stated in the document is for the provision of a mixed use development providing around 70 dwellings. Together with public open space and 0.5ha of land for employment use. At the District Planning meeting on 5th November the application for up to 100 dwellings on the site by Barratt Homes was deferred and the contents of Policy Fa/MU/1 rigorously defended by the Committee that insisted that 70 homes meant 70 and not 100.

At the deferred meeting held on 3 December 2013 the application for around 88 homes was accepted as 88 is apparently around 70. An increase of 25.7%. In the space of 4 weeks a rigorous defence of the policy has become an interpretation of the policy, for the benefit of whom? - not the residents of Farnsfield.



PARISH COUNCIL MEETINGS

Held on the second Tuesday—(planning applications only— if there are any to be considered) and fourth Tuesday (full Council meeting) of each month except August and December. Meetings commence at 7.30pm.

January 2014 - 14th, 28th
February 2014 - 11th, 25th
March 2014 - 11th, 25th
April 2014 - 9th, 23rd
May 2014 - 13th, 27th
June 2014 - 10th, 24th
July 2014 - 9th, 22nd

August 2014 - 12th
September 2014 - 9th,
23rd
October 2014 - 14th, 28th
November 2014 - 11th,
25th
December 2014 - 9th

ASH FARM DEVELOPMENT

The application for outline planning from Barratt Homes was for around 100 homes. This was considered at the meeting of Newark & Sherwood District Council's Planning Committee on 5th November 2013 and was debated at length. The main concern raised was that the application did not accord with the Development Plan published by NSDC in July 2013.

The Councillors on the Committee were at great pains to defend the integrity of the Policy Document stating that the application at Farnsfield was the 'flagship' application, the first to test the policies in the document and that it should be adhered to and not watered down setting a precedent for later variations of the development policies. There was a strong movement to refuse the application by Barratt as their proposals were not in accord with

the policy for the development at Ash Farm. However, they were advised that rejection was not an option and the matter was deferred for further information to be obtained regarding infrastructure issues, relocation of the employment area and a review of the number of dwellings on the site. It was anticipated that the next hearing would not take place until consultations had taken place with Severn Trent regarding sewage disposal options for the site, highway matters and surface water drainage.

Two weeks later the deferred matter was resumed with an amended site layout and a proposal for around 88 homes instead of the original 100. Still an increase of over 25%.

The new proposals were resisted both by the Parish Council and the Ash Farm Action Group with strong representations made to NSDC Planning Department. No assurances of details had been received regarding the proposed agreement with Severn Trent and the best on offer is a quote from the planning papers for 3 December 'Severn Trent water aims to provide capacity within reasonable timeframe'.

So does this mean that the new 88 dwellings will be connected to the existing sewage system with-



What a surprise!

out any improvements until Severn Trent decide to do so?

The about turn at the Committee, by the same Committee members was apparent when they argued that 70 was a guideline and the policy was not prescriptive, assurances were not required but merely they had to decide if the proposed two entrances to the site could cope with traffic for 88 homes and employment use.

This was the crux of the discussions led by the person previously rigorously defending the policy. A statement was made that Farnsfield needs these new houses, not sure where he got this from as the proposed increase in dwelling came from NSDC not Farnsfield. We do not need them.

The end result is that the application was approved for 88 homes on the site. Councillors who apparently opposed the application went on to vote in favour, those speaking against merely abstained.

What a debacle or was it a debate?



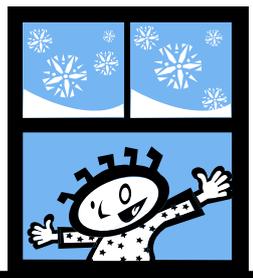
Well would you believe it?

NEIGHBOURHOOD PLAN FOR FARNSFIELD

Produced below is guidance received regarding the production of a Neighbourhood Plan. The Parish Council have agreed to take this forward and requires the support of the community. Please contact the Clerk to the Council if you have any objections to this process.

If nothing is received by 31 December 2013 formal notice will be given to Newark and Sherwood District Council that a Farnsfield Plan will be produced. Volunteers from the community will be required to assist in this process, again contact the Clerk if you wish to be involved. It is our chance to make our planning decisions and not be dependant upon the whims of Planning Committees and their apparent inconsistencies.

'The Localism Act of 2011 introduced the opportunity for a new type of Community Led Plan. Communities now have the right to produce a Neighbourhood Plan, setting out policies on the development and use of land in a parish. Once the plan is made, it will become part of the local authority development plan, against which planning applications will be judged. For Neighbourhood Plans to be adopted, they will need to conform to planning policies and



DECISIONS AND IN-
DECISIONS—THINGS
CHANGE QUICKLY

guidance at the local, national and European level. They will also need to demonstrate support from the local community through a referendum.

Developing a Neighbourhood Plan can help communities to play a greater role in determining the future of their area. It is not a tool to stop development where it is already included in the local authority development plan; it gives communities the opportunity to shape what that planned growth will look like and where additional growth might go. It can bring the community together to share ideas and build consensus about needs and priorities for the area.

A Neighbourhood Plan also brings benefit to the community through its connection with the Community Infrastructure Levy (CIL). The CIL is a financial payment made on the commencement of qualifying development that contributes towards large scale infrastructure projects. Newark & Sherwood DC already has a CIL in place which would deliver 15% of the amount collected to Farnsfield. With a Neighbourhood Plan in place this would rise to 25%.

The parish council must initiate and lead the process. They will



Lets get together and shape our own village

need to involve the wider community in the development of the plan: residents, businesses, local groups, landowners and developers. It is essential that the local planning authority is involved throughout the process; they have direct responsibility for some of the steps and have a large amount of information from their own plan making process that will be useful in producing the Neighbourhood Plan. It may also be necessary to engage other organisations or commercial consultants to assist with the process.'

If you want to be involved please contact the Clerk, this is Parish Council led and is a community issue. It must reflect the wishes of the community as it will be the basis for future development in Farnsfield.

BLUES IN FARNSFIELD

WHAT'S ON AT THE VILLAGE CENTRE

The next blues gig is;

Mondays

- Exercise
- Tennis
- Zumba
- Dance U3A
- Flower Clun—monthly
- Slimming World

February 22nd - King King (kingking.co.uk)

Led by the irrepressible Alan Nimmo this internationally acclaimed band make a welcome return to Farnsfield.

The band has recently been named as The British Blues Awards - "Winners of Best Band for 2013" retaining the position gained in 2012.

The band has also recently released their 2nd album "Standing In The Shadows" and have embarked on a major European tour.

Tuesdays

- Yoga
- Pre-school
- Dancing
- Zumba
- Horticultural Society

Tickets for this gig are available from Bruce on 01623 883096 priced at £12.

Wednesdays

- Pilates
- French Class
- Farnsfield History Society—monthly

Thursday

- Dance U3A
- Women's Institute—monthly
- Sewing
- Pre-school

Fridays

- Southwell School of Dancing
- Dancing
- Friendship Club—monthly

Saturdays

- Southwell School of Dancing
- Farnsfield
- Accoustics—monthly

Sundays

- Dancing



*A MERRY CHRISTMAS
AND
HAPPY NEW YEAR*

To hire the village centre contact Jane on 01623 882814 or Jane@Farnsfield-pc.gov.uk.

To contact the Parish Council—01623 882884 or info@farnsfield-pc.gov.uk