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**MINUTES OF THE EXTRAORDINARY PARISH COUNCIL MEETING
HELD ON TUESDAY 23RD MARCH 2010
IN THE VILLAGE HALL, TWYFORD ROAD, BARROW UPON TRENT AT 7.00PM.**

Present: Councillor Mrs A Heathcote - Chairman
Councillor K Slater - Vice Chairman
Councillor Mrs C Blackmore
Councillor D Hewitt
Councillor J Wilcox
G Campling - Clerk
22 Members of the public

The Chairman explained that this meeting had been called as a result of an extensive consultation process by South Derbyshire District Council. There was only a week left until the end of the consultation period and although the Parish Council had included this item on the previous two agendas, parishioners may not have understood the impact of proposals on the Parish and so the Parish Council decided to call an Extraordinary Meeting at which details of the proposals could be explained and to give an opportunity for parishioners to give their views. Therefore the purpose of the meeting is for the Parish Council to listen, take notes and respond on behalf of the parish.

The Chairman advised the parishioners present that meetings are recorded electronically to ensure that nothing is missed for the purposes of accurate records. The electronics recordings are only held until the minutes have been agreed and then they are destroyed.

90/2010 Apologies for absence
Councillor K Atkin - prejudicial interest

91/2010 Declaration of Members Interests
None

92/2010 South Derbyshire Local Development Framework Issues and Options

The Chairman gave a historical report on previous issues relating to this.

In 2006 Hallam Land Management put forward extensive proposals to develop land north of the A50. Since 2006 there has been a number of planning inquiries and the final inquiry that took place in 2008/2009 saw the final appeal by Hallam Land Management being turned down by the Planning Inquiry for various reasons but mainly for visual, transport and infrastructure issues. The Parish Council at that time employed a Planning Consultant to represent the views of the Parish and all the information that was gathered at that time is held by the Parish Council and is available to use again on this occasion as it is still relevant. The Planning Inquiry for Wragley Way refused the appeal on the basis of significant landscape and visual impact and the highway infrastructure and this was confirmed by the Secretary of State. There are only two roads that go south from the Wragley Way area and those are through Stenson and Barrow upon Trent and both of these are over very narrow single track bridges and through single track or very narrow lanes.

The process that South Derbyshire District Council is going through is a government driven one. The government have decided on the number of houses that it wants built by 2020 and have allocated a number of houses to each of the Councils in the Country. South Derbyshire District Council is required to have 12,000 properties to be built by 2020 and 3,600 of those are required to be on the southern part of Derby City. The District Council has currently been offered land for around 43,000 dwellings which is about a ratio of 4:1

The Chairman along with several of the Parish Councillors attended the Open Days that were held by South Derbyshire District Council in various locations throughout South Derbyshire and one of the questions that she asked was "after this initial consultation that ends on 31st March 2010, at what point do you make your actual decision on which pieces of land will go forward as proposed development areas?" There will be another document delivered at the end of this year once this consultation is over and the answer given was that the ratio of land offered and land that will be used will be 1:1 and so basically after the closure of this consultation there will not be any flexibility for changing the decision that is made on what is going to be used for planning development proposals.

There are two different types of offers detailed in the brochure, one is a Principal Urban Area and these are the ones to the south of Derby City and the other is Non Principal Urban Areas which are the other type and there are two of these in the parish at Arleston Farm and Twyford Road. The area that was originally referred to as Wragley Way is this time, part of a wider belt of proposed development around the south of Derby which spreads from Mickleover right through to Swarkestone and Chellaston. The other locations of Non Principal Urban Areas are around Swadlincote, Hilton, Repton and further south of the area of South Derbyshire.

The Wragley Way area is split into three plots. The first one which is identified as 0090 is for 254 houses and is in the area from Stenson Road to Arleston Lane. The second is 0090A is for 312 houses and is the area from Arleston Lane to Deepdale Lane and the third is 0090B is for 434 houses and is the area from Ashlea Farm side of Deepdale Lane towards Swarkestone although there is a gap between that area and the land at Swarkestone.

In addition the other two areas are Arleston Farm which is identified as 0165 for which there is a proposal for 200 houses and is land to the east of what were the farm buildings and is for some reason described as a Brownfield site, which it never has been in the Parish Council's recollection and has been queried with the County Council. It is an area of land which is not accessed by public roads. The other area is in Twyford Road in the village and identified as 0045. The description of this states that they are not proposing to put any dwellings on this piece of land, however the fact that it has been left in means that it must be stressed to the District Council that it is a flood area.

There are several tracts of land either side of the parish that are also being proposed, these are Stenson Fields and Swarkestone which would form a band of development between the parish and Derby City. Unlike previous proposals there are now several areas of land south of the A50 that are being put forward for development and previously the A50 was almost a natural geographical boundary but that is not the case this time.

The Chairman emphasised that the Parish Council would like to hear the views of parishioners in order that these views can be represented in the report that it will be sending to the District Council. However, as with any representation to County or District Councils the number of letters that are submitted from individual parishioners are counted and it is therefore important that any parishioner who had views on this writes to South Derbyshire District Council individually as well as the Parish Council submitting its report.

Councillor Wilcox said the size of the school was a very important factor as it could take a maximum of 120 pupils and currently there are 105 pupils attending it. Therefore any major development in the parish or close by would be a very serious issue for the school. The school would therefore be putting forward its own letter to the District Council.

The Chairman said that it was also a point to note that a development of this size in a parish of this nature would have a significant impact as there is a small Parish Council that represents 250 houses. If these developments go ahead then there will be many hundreds of houses in the parish which would change the democracy and the governance of the parish and it is suspected that most of these houses will be Derby

centric and looking towards Derby for their work, support and infrastructure and it is therefore likely that it will have an impact on the way that this parish is looked after in the future and could be that the parish would be seen as a suburb of Derby.

The Parish Council have received a significant number of consultations over the last few months, not only the Core Strategy which is a major development but there is the new gas fired power station that although it is in the planning stages at present, will probably go ahead at Willington. This will have a major traffic impact on the A5132. There are proposals for gravel working on the same side of the road as the proposed power station in Willington, which will be discussed under item 4 on the agenda as Derbyshire County Council has requested an opinion from the Parish Council to be included with a Scoping Report from the County Council prior to a formal planning application being submitted. This again will have traffic implications on the A5132 through the parish. There is also a strategy about waste treatment that is open for debate at present and another enormous document is being circulated at the moment on websites asking for comments on proposals on waste treatment in South Derbyshire and indeed Derbyshire County as a whole. One of those options is likely to be an incinerator at Sinfin which again would have a major impact on traffic in this area as most of South Derbyshire waste will go to Sinfin. Additionally, there is the issue of flooding, the Environment Agency maps for this area (which were displayed) show that most of the houses in the village are under water. This inaccuracy is something that the Parish Council is trying to have addressed by the Environment Agency.

The Chairman opened the meeting to allow the parishioners present to make comments. There were many comments put forward by parishioners:-

- All construction traffic for the extended working by Lafarge, the powerstation and possible gravel works at Willington will come down A5132 through the parish and cause problems at the junction in Swarkestone.
- All three proposals should be objected to as separate issues and how they will each affect the parish.
- The site in Twyford Road, although stated as unsuitable, it is also stated as being achievable. This should be stamped across the documentation as unsuitable.
- Arleston Farm - the Parish Council should liaise with Stenson Parish Council and Twyford Parish Meeting.
- No justification whatsoever for any development south of the A50 and Arleston Farm is south of the A50 and well within the parish boundary. Although it is an extremely attractive site to a developer as it sits on the ridge line and has a nice view over the valley to the south and those are the very reasons why it should not be developed because if 200 houses are built there they will be visible 10 miles from the South West and 10 miles from the South East in an otherwise almost agricultural setting.
- Wragley Way - put forward all the objections that were put forward previously and remind them of the number of objections that were submitted last time.
- As well as Stenson Parish Council and Twyford Parish Meeting, Findern and Aston Parish Councils should be liaised with as well.
- Find it very offensive that hundreds of thousands of pounds was spent by the County Council, District Council, Parish Councils and Hallam Land Management on a public inquiry and appeals only just over a year ago which were subsequently turned down and now the County Council and District Council are putting them back up again totally ignoring the findings of the Planning Commission.
- Arleston Lane is a single lane track and there are already between 20 - 50 cars using the lane and accidents do occur already.
- The Environment Agency feels very strongly about the Flood Plain and that anything that disrupts the soil is a definite NO!!.
- If the Wragley Way development goes ahead it will give Derby City Council a very strong argument for extending its boundary to the A50 and Arleston could suddenly find itself in the City of Derby.
- With the traffic increase at Swarkestone, Arleston Lane could well become a cut through and also Lowes Lane.

- When the properties that neighbour Arleston Farm were built they were done to very strict planning regulations and were sympathetic to the buildings themselves. Applications for extensions to these properties have been turned down due to the visual impact from the A50 and the bridge over the A50 on Arleston Lane. The visual impact that would be created by the building of 200 houses would be far wider. The road infrastructure is not there unless a land grab from farmers is done as it is just a track that is used by people walking their dogs, horse riders, cyclists and the residents who live up the lane. There would be a danger of people being run over.
- All routes have single track bridges on them and so access to all entrances are appalling and many of the people would be looking to go to work via the A50 to other places other than Derby City such as Nottingham, Loughborough and East Midlands Airport.
- One of the objections for the Sinfin incinerator was due to large volume of traffic with the trucks going backwards and forwards so it would be the same for this development.
- There are often accidents at the Swarkestone junction - it would be useful to look at the accident stats.
- More traffic will be sent over Swarkestone Bridge which is a National Monument which is already not in a good state of repair now and will be made worse with the increased volume of traffic.
- When Donington Park gets up and running again the volume of traffic at the junction will increase further as motorcycles are sent along that road to the A50.
- A lot of traffic is using the cut through Woodshop Lane so it may be an idea to do some analysis on that area.
- Prepare letters to take to people outside the parish to ask for their support.
- Put articles in Derby Evening Telegraph and Village Voice.
- Records relating to the opposition to the Trent Valley Growers being developed into the Farmers market would be relevant to this situation.
- Must ensure that the voice of the parish is heard as if too quiet about it, things could just go ahead.
- Parishes to the north of Southern Derbyshire will be responsible for all of the planning costs and inquiries for all of the land around the edge of Derby for the next twenty years. As soon as the houses are built, it is inevitable that the Derby City Council will want to move its boundary out to get the revenue.
- The document that has been asked to comment on is incredibly dangerous as it puts on parishes outside the city the responsibility and costs of the planning and takes away any democratic rights for the people within the city who are going to have 2,000 houses stuck next door to them and the whole thing is wrong.
- Regional Planning Policy directs South Derbyshire District Council to build half the amount of required houses round the edge of Derby City.
- The land at the end of Twyford Road could be made possible by raising land levels which would create a flood problem for the rest of Twyford Road.
- The parish could be overtaken by city minded people and not rural minded people and the area would then become urban.
- Should send a copy to the Environment Agency to say that we think this is a hazard to the flood plain. They will pay attention to any proposals which will significantly impact on flood water.

93/2010 Potlocks Farm Scoping Request Consultation

Derbyshire County Council has requested the Parish Council to provide questions that it would like to have answers to prior to a planning application being submitted.

The views of the Parish Council are:-

- **Traffic Implications**
A5132 is already a busy road and there will be increased traffic from the new power station as well as the proposed gravel extraction site which will come through the village of Barrow upon Trent, and possibly an incinerator site at Sinfin. We are aware that traffic will not flow through

Willington and Repton for the power station. There have been references made in the past to traffic going down the bypass around Barrow. This is an inaccurate description as there are residential properties along the Twyford Road/Swarkestone Road section of the A5132 and therefore it is not a bypass. There will be serious traffic implications for the village as a whole but for these residents in particular by the increased traffic from yet another development that will have vehicles accessing it via the A5132 to and from Swarkestone. The junction at Swarkestone of the A5132 and the A514 will have yet more problems as a result of this development. What will be done to minimise the impact of this on the parish?

- **Effect on the Water Table**

It is known that Gravel extraction has a major impact on flooding in some areas. What is the likely impact from the proposed site on the water table and future flood patterns?

- **Noise and Dust**

The proposed gravel extraction site is on the windward side of Merrybower and Arleston - what would be done to control the consequent noise and dust that these parishioners would be subjected to from the site.

Parishioners requested the following items to be included:-

- **Environmental Impact**

- a) What will the Environmental impact be on the area?
- b) Have any studies been carried out to assess what wildlife will be affected by the proposed development?

- **Historical Artefacts**

It is known that there are Historical Artefacts on the proposed site. What is being done to protect these?

- **Findern School**

As the school borders the proposed site:-

- a) has it been consulted
- b) what impact will there be on the teaching

- **What happens when gravel extraction is completed?**

- a) What will be used to infill the area after the extraction has been completed?
- b) What use will it be put to afterwards?

The Chairman thanked everybody for attending the meeting and for their valuable contributions and the meeting was closed at 8.08 p.m

Signed:

Chairman/Vice Chairman

Date: 6th April 2010