

**Minutes of Special Waddingham Parish Council Meeting**  
**On Monday 20<sup>th</sup> July 2015 at 7.30pm in the Jubilee Hall**

**Present:**

Councillors: D Waite, A Watson, J Hill, B Tutty, J Cousins,  
R Coman, C Metcalfe, A O'Connor, P L Wainwright (Clerk) and 11 Members of the Public.

**Apologies:**

Cllr L Williams.

**Planning**

**Application: 133053** - For the Development of 4no. Residential Units & Associated Ground Works.

Location: Land Off Silver Street, Waddingham.

Eleven members of the Public attended the meeting and all were against the planning application. Members discussed the matter after listening to comments from residents and were generally in agreement with the residents concerns and it was agreed to send the following comments:

1. In the Design & Access Statement, point 3.0 states 'the officer advised some minor amendments to the scheme' - The Parish Council however, feels that the amendment is major as there is a significant change with a large detached dwelling too close and overlooking a nearby resident.
2. In the Design & Access Statement, point 2.1 states that 'Waddingham has a good range of movement routes, bus services operate within the village providing access to Scunthorpe, Lincoln & surrounding villages' - however, this is not true and available bus service is very limited. With a limited transport service, any new residents would therefore require their own vehicles, possibly a further eight/nine vehicles, which will cause congestion issues as they depart the access onto Silver Street.
3. The Parish Council is very concerned that the Design Statement does not include details of any Surveys that recognise any protected species, trees or significant archaeology areas. Nearby residents confirm that there are bats present in the area and a Roman coin has been found close by. Members feel, surveys are very important and these should have been included.
4. Members are very concerned that drainage in this area has not been properly tested and that soakaways could be a major concern with the size and increased number of properties in this area. More properties and paved driveways and pathways will mean a loss of natural drainage.
5. The Parish Council is extremely concerned with the access to the development on Silver Street. This road is very narrow anyway but is also very busy with the impact of the village shop, with regular daily deliveries and vehicles parking on the street to visit the shop. There is also the chapel, which has a function room. This road is already very congested throughout the week and the problem would only increase with an increased number of vehicles in the area. Further, there would be significant issues with large lorries delivering building and construction materials if the development was approved and this would have a detrimental and disruptive effect on nearby properties.

6. Nearby residents are going to lose privacy and light to their properties as a result of the size of these properties and Members feel this is totally unacceptable.

It was agreed to request a site visit in order to show much more clearly the impact this development would have on the surrounding properties.

In summary, Members do not feel that there is really a need for these houses in Waddingham? The recent planning application at the Marquis of Granby Public House was refused and Members also feel that there are still several properties in the Village which have been up for sale for long periods and as such, further new dwellings in this area are not required.

Generally, Waddingham Parish Council feels the number and size of the proposed dwellings are excessive for the area of land in question and strongly oppose this application.

The meeting closed at 8.00pm.