

STANTON BY DALE PARISH COUNCIL

Minutes of the Extra-Ordinary Meeting of Stanton-by-Dale Parish Council held at 7.30pm, on Tuesday 26th March 2013 in the Village Hall, Stanhope Street, Stanton-by-Dale.

Present: Cllr G Starbuck (Chairman); Cllr H Brown; Cllr C. Cotes; Cllr M Edinborough; Cllr C Gallagher.
Mrs M Fox (Clerk) and 4 members of the public.
Cllr W Major (DCC); Cllr V Clare (EBC)

61/2013: Apologies- Cllr R Homer; Cllr D Orchard (EBC)

62/2013: Declaration of Members Interests – None

63/2013: Public Speaking – (15 minutes) - None

64/2013: Stanton Regeneration - meeting with Saint Gobain Planning Consultants.

Attending were Keith Kenwick, Murray Lloyd and David Bird.

Chair commenced proceedings by referring to our first question regarding the boundary change and Keith replied saying that he didn't know why the boundary is different. Scope 2 had shown the Stanton Bonna land excluded, but the Borough Council changed the boundary and it is in Core Strategy. They felt Stanton Bonna land was valuable residential land but it would cost more than £20,000,00 to relocate Stanton Bonna.

Keith felt the site can stand 10% housing and not 30% and is struggling on viability front. They will be fighting it at the Core Strategy hearing. Authority can't deliver on the Stanton Bonna land. It is an Option in the Core Strategy – Saint Gobain to persuade Inspector is not sound option.

The tip site and the area around the tip is to be a protected ecological area. Protected species will be moved to the site temporarily during development. It will be capped off to stop water getting in and closed off and eventually become inert. A Site Management Company funded by residents will be set up to look after site ongoing.

Regarding the traffic mitigation, the Chair commenced by saying that the gravitational pull is not taking in J25 of the M1 but is towards Nottingham which seems to be their main mitigation route. Traffic routes were looked at with a model developed by local councils and highways. Those who built the model know it is not perfect. Routes taken differ as traffic goes via schools to business and different routes. The Traffic Consultant said that they ran the model which showed high flow for Stanton-by-Dale so it was re-assessed downwards. It was said that the traffic will gradually build up over 15+ years and people will adjust and the increase will not be more than over the past 15 years. They are keen to develop mitigation measures ongoing and will be developed along with the Parish Council. This is the normal procedure for the mitigation with ongoing dialogue.

Parishioner mentioned the wider picture with HS2 and the station at Toton, saying the local plan is vague. He also stated that the County Council has no legal protection of their own asset, this is with the Highways Agency.

Things can be done to help the village, i.e. non compliance of HGV's with automatic number recognition and gateway treatments on entering the village.

There are four Environmental effects; they are crossing the road, pedestrian delay, amenity and safety. Environmental Statement Table 10, points 11 and 12 states that Main Street in 24hrs will have 2900 vehicles passing through by 2026 when the full development is done.

David said no plans are yet developed and they are happy to come back with some ideas in approx 6 weeks. The traffic needs to be managed and still feel like village.

Ideas put forward were:

- 'You are now entering Stanton-by-Dale - please slow down'.
- Raised tables, larger areas than speed bumps, where pedestrians and traffic interact.
- Chicanes.
- Enforcement of speed limit.
- Widen footways and narrow road.

This would not be a cost on the County Council but would need to be funded in a mitigation plan by St Gobain. (County Council, Borough Council, Highways and St Gobain).

Saint Gobain was denied access to consultation process by EBC and this is first chance they have had to be involved with the Parish Council. It was still felt that nothing is on the application for the village but there is mitigation agreed for Sandiacre. The County Council wouldn't commit to anything weren't prepared to give an opinion prior to the application being submitted.

Saint Gobain do recognise the impact and want to work with us and a sum of money is in the budget for works that will be needed in the village. It will be part of £4 million remaining funds, £4million already allocated.

More radical mitigation ideas looked at like stopping traffic through the village but will effect residents and they usually don't want this.

A loop road round village is out of question due to cost, the scheme can't afford it.

The planners will come back to us with mitigation scheme and we can set up further meeting date.

Concerns were raised regarding the contamination and the waste not being moved from the site.

Planners explained that most of the materials remaining could be reclaimed and that most harmful material has already been substantially removed.

They did 450 bore holes, and there are hot spots but not widespread contamination and are happy with process to deal with the waste. It is now thought best practice is to deal with the waste on site, remediation has changed and greatly enhanced over the last 10 years. There is laid material up to 10 metres depth but not contaminated and they need to use what is there to maintain levels on site.

450 bore holes is one per acre so more need to be done in future development.

The canal to be left culverted in the Core Strategy and not open it up as was in the planning.

This is not closed application.

The Meeting closed at 09.55 pm.