

Wellow Parish Council

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Minutes

Monday 9th Feb 2026 7.30 at Maypole Court
Present Cllrs D West, R Henson , J Ragsdale , M Webster
50 members of the public

- 1 Declarations of intent to record, film or photograph the meeting by members of the public or the press
None
- 2 To receive apologies for absence
D Cllrs L Tift , C Penny. Cllr E Meyer as interest in agenda item 5, Cllr Kitson other commitment
- 3 Declarations of members interest in agenda items
Cllr West interest item 3
- 4 to receive questions and petitions from members of the public – for information only other than matter below
None
- 5 Planning Application - Planning Consultation 25/02120/OUTM outline for up to 31 dwellings Krefeld Eakring Road Wellow NG22 0ED

Cllr Webster left the room at this point. Cllr West explained that after council business we would go on to a village meeting to give adequate time for all residents to discuss the matter and the way forward

After discussion it was proposed to object to the outline planning permission for the following reasons

Impact

an increase of 31 houses represents a 19% increase in homes in the village. The size and scale of the homes are not in keeping with the rest of the village. The proposed houses backing onto Millers Fields would cause privacy issues. There is no transport infrastructure meaning all residents would have to use their cars to get to work, school etc.

The village has no Doctors , shop and only one public house and a restaurant - the school claimed in the application is in fact Private so not available to all.

Road safety

31 houses would increase cars by at least 62 plus additional service vehicles on an already busy road with speeding issues. Access to Eakring Road would appear to be very narrow

Need

There would not appear to be any need for additional housing when properties remain vacant within the village and on new estates in Edwinstowe and Ollerton

Flooding

The land currently is water logged and the dyke within it at times of excessive rain overflows into the Millenium Garden and Gorge Dyke and is presently putting the Ancient monument at risk. The culverts cannot cope with excessive flow from the land posing a flood risk to properties downstream in the village. Building on this land will increase the flooding issues. Proper and detailed surveys of the site and Wellows water systems need to be done before any planning application can be considered

Wild life/ Biodiversity

The site currently supports Bats, Deer, Crested Newts and Toads . Full surveys need to be taken at the correct times before this application can be considered.

If Building work were to go ahead it would not increase biodiversity rather it would decrease it by over 50% possibly more

Proposed by Cllr Ragsdale , seconded Cllr Henson All in favour

Councillor Webster returned to the room

The Parish Council meeting closed at 8.00

The village meeting commenced 8.01 where all concerns and views were expressed and discussed over the Outline planning application.

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