



Rolleston on Dove Parish Council

Clerk: Mrs J Bucknall
32 The Lawns
Rolleston on Dove
Burton on Trent
Staffs. DE13 9DB

Tel/fax: 01283 810625
e-mail: rollestonpc@outlook.com

There will be a meeting of the Parish Council Planning Sub-Committee on Friday 16th June 2017 at 7pm in the Committee Room at Rolleston Club.

The room is upstairs in the club, accessed outside of the club.

There is one agenda item only.

To consider the supplementary documentation for Planning Application:

P/2016/01507 - Outline application for the erection of up to 32 retirement living bungalows, communal hub with 2 no retirement living apartments above, and including details of access on land at Craythorne Road.

Documentation can be found in the planning section on the East Staffordshire Borough Council website using the above website.

Previously the Parish Council commented that:

PC objected to previous applications which were then passed for three detached dwellings. It was passed as the Borough did not have a 5 year supply of houses. Councillors noted that historically it has been said that this type of housing is required. There is an established principle of the permission on the site. Councillors expressed concern that surface water drainage for water flowing down Beacon Road and onwards, is not sized to cope with this type of development. It was noted that surface water should be retained on site and emptied when the risk of flooding has passed. PC need to be involved with the drainage plans along with Staffordshire County Council. This development may release larger houses in the village to enable more families to come into the village, which would put pressure on the school. However we cannot speculate who may move into the development.

It was questioned whether residents would walk to the shops from Craythorne Road or would they drive. It seems the plan has one parking space for each dwelling, however each dwelling may have more than one car.

It was noted that the design looks appropriate for the village. However will there be improved pedestrian and vehicular access, as this is a pinch point for school run traffic presently. Councillors agreed to comment on the application rather than objecting.