

**ROLLESTON ON DOVE PARISH COUNCIL**  
**CLERK'S REPORT MAY 2016**

**1. PLANNING APPLICATIONS**

40 Church Road – Following work undertaken without permission, Rob Duckworth has stated:  
*“Having had a look at the site and discussing the matter with the Planning Enforcement Officer, it was agreed that whilst the installation of the flue and drain would require planning permission due to being within a conservation area it is not severe enough to warrant Enforcement action. This view was taken in light of the house adjacent which has lost all of its cottage charm by having a flat roofed side extension and tiled front elevation and the fact that on passing the changes are not readily evident. We agree that on closer inspection the works are not ideal but we also have to take into account that if this was enforced and taken to Appeal, how a Planning Inspector would view the proposals; we concluded that any appeal would almost certainly be allowed.”*

Already considered:

P/2016/00461 – Reduce spread of Willow Tree overhanging 91 Hall Road, Rolleston House, Hall Grounds

Cllrs had no objection to this application.

P/2016/00462 – Prune back branches from 1 Willow tree and 1 Cherry tree which overhang the rear garden of 93 Hall Road, Rolleston House, Hall Grounds

Cllrs had no objection to this application.

P/2016/00375 – Crown reduction of Beech Tree, Brantwood, Hall Grounds.

Cllrs had no objection to this application.

**Gladmans Appeal, Craythorne Lane, Stretton, commencing Tuesday 26<sup>th</sup> April 2016, 10.00am**  
**Inspector : Karen Ridge, Cllr Sanderson represented the Parish Council with the following:**

“Good Morning Madam Inspector.

I am Stephen Sanderson, Chairman of Rolleston Parish Council, whose Parish boundary lies some 100 yards from the appeal site. As a Parish Council we made written representations to the original planning application Planning Sub-Committee. Thank you for listening to our representations.

We feel this appeal should not be upheld for many reasons:

The site is not included in the October 2015 ESBC Local Plan, nor is it included in the Stretton Neighbourhood plan, and it lies outside the current settlement boundary. The land on which the proposed development would be built is of good agricultural land quality of category 2 as displayed on local soil maps – and this was proven at the point when the planning group viewed the land last year when a strong healthy crop of corn was growing in the field.

Increased traffic would emanate in all direction from the site. A large amount of this could go towards Rolleston on Dove along Craythorne Lane, a narrow country lane with blind bends, bordered by deep ditches and with no footpaths, and the site of several serious accidents including one fatality in recent times. No relief road is planned – only possible passing places, and yet

Gladmans proposals have suggested children would use this route to access playing field facilities and an adventure playground in Rolleston. Increased traffic would also impact on the busy Bitham Lane / Church Road junction as it makes its way to Burton and the North - South A38 trunk route, or alternatively to the Bitham Lane / Rolleston Road / Harehedge Lane intersection to access routes to Tutbury and the A50 East – West trunk route. This junction is another accident blackspot with numerous crashes causing serious casualties. One other aspect of increased traffic flow in this area is that it could lead to the closure of a rural riding school near to the site due to extra dangers created by increased traffic.

This development would seriously reduce the green gap between Rolleston and Stretton and may lead to the coalescence of the two villages, something neither parish nor ESBC would wish to happen.

There is no need for this housing – ESBC has recently stated to the Local Plan Inspector that it does have sufficient Housing Supply in the short to medium term.

There is a distinct lack of Secondary School provision. If this development were to go ahead it would mean that a significant number of Rolleston children will end up having to be bussed to the new Secondary School proposed for Branston - some 5 miles away - rather than walking to their local secondary school - the De Ferrers Academy.”

## **2. PLANNING DECISIONS**

The following applications have been permitted:

P/2019/00150 – Tree works at Brookside (Parish Council application)

P/2016/00101- Erection of two storey and single storey rear extensions and rear porch, Ormuz Cottage, Mosely Mews.

P/2016/00159 – Erection of two storey side extension and retention of existing greenhouse. 186 Station Road.

P/2016/00217 – Erection of a part two storey part first floor, part single storey front, side and rear extension, 26 Twentylands.

P/2016/00337 – Erection of a part two storey part single storey and rear and side extension and a front porch, 8 Walford Road

P/2016/00254 - Erection of single storey front, side and rear extensions, chimney on side elevation, front bay windows and porch, 13 The Lawns

The following applications have been refused:

P/2016/00196 – Outline application to develop land by the erection of a pair of semi-detached dwellings on the rear garden of 2 Beacon Drive. Planning permission **refused** as overdevelopment

of the site, the proposed properties would have been much smaller than those around and bear no resemblance to other dwellings in the area.

P/2016/00183 - Erection of a detached double garage, 6 Bladons Yard. Planning permission **refused** due to the proposed scale, form (specifically the shallow pitch and width), detail and materials of construction of the garage would be completely at odds with the character of nearby dwellings by introducing a large, modern feature which would detract from the current simple traditional appearance of the building.

### 3. **NEIGHBOURHOOD PLANNING**

Advice received from Chris Bowden:

*"Hi Lisa,*

*In terms of the next steps for the NDP, my advice is to wait until the Housing and Planning Act has been brought into force (which is expectedly imminently) and the SoS decision has been published. Moving forward before that would have little value because these things will have such a major impact on the Plan.*

*There is no point submitting the Plan to ESBC for them to reject it. Better to hold off and, once the Act and the SoS decision are in place, take stock and decide on next steps. Given the age of the Plan, you may do well to update it, depending on what the decisions are. If you do so, then you will have to take it through the consultation stages and examination process again. Whilst this will involve extra work, it is what is necessary to get the Plan ultimately accepted by ESBC and forward to Referendum.*

*Let me know once you have had a decision from the SoS. In the meantime I'll be looking at the Housing and Planning Act once it has been brought into force.*

*Kind Regards*

*Chris Bowden"*

### 4. **CLEAN UP DAY – 14<sup>TH</sup> MAY 2016**

Papers included in pack have been placed in the various locations around the village for more advertising.

### 5. **COUNCILLORS REPORTS**

Councillors will be invited to make their reports to the meeting.

### 6. **ACCOUNTS FOR PAYMENT**

#### **BACS**

Jane Bucknall	£462.26
(Salary)	

HMRC	£115.60
(Tax)	

Jane Bucknall (Phone and Broadband)	£42.80
Jane Bucknall (Mileage claim)	£63.09
Mr J Deacon (Environmental contract)	£769.17
Mr J Deacon (removal of tree)	£54
Mr Gould (Mowing contract)	£1101.99
Cheque (Petty Cash, signed before the meeting due to Payments waiting)	£100

## 7. **CORRESPONDENCE RECEIVED**

Report of evidence of drug misuse along the Jinnie Trail. I have shared the information with Stretton Parish Council and have reported the incident to the Police. Further blue bricks have also gone missing so I have requested that they update me on their proposed visit to the suspected perpetrator.

Dave Hughes has been in touch with regards the broken sewer on Beacon Road, he has suggested we do not spend any of the allocated funds on this work, and he is liaising with a colleague to arrange the repair – he is concerned that any repair doesn't further effect the risk of flooding further down stream.

Email correspondence received from residents regarding stiles:

*On a recent walking break on the Isle of Wight my wife and I came across these gates (four photographs attached) which are replacing stiles across the island.*

*As you may be aware one of the first things that stops elderly people using the footpaths is their inability to clamber over stiles. We would ask the Parish Council to consider replacing all the stiles within the Parish with similar well-constructed gates. You will see that on the Isle of Wight each gate is sponsored. Our suggestion is that the gates are costed and then the Council put a piece in the Rollestonian asking for a sponsor for each gate. The sponsor's name(s) would then be displayed on the gate as in the photographs. The gates could be made and erected by craftsmen within the village thus supporting local enterprise.*

*We ask therefore that this be considered at your May meeting. We are available for any additional information if required.*

*Your sincerely*

*Michael and Janet Badcock*

Highways have informed me that a new grit bin is to be provided for Station Road (trees and foliage growing out of it), however not until winter duties are recommenced.

On Tuesday 21<sup>st</sup> April Clerk and Cllr Sanderson met with Chairman of Rolleston Football Club, Paul Gopsill. We agreed to invoice them on a quarterly basis for use of the field. They will also send a list of training days so we know when the fields will be in use, along with approximate numbers. We agreed to discuss with Contractors about cutting before pitches have been marked. They will try to get parent helpers out on the morning of Clean Up Day to weed round the portacabin and litter picking. However, the biggest concern to them is the dog mess on pitches. During the summer they will be repainting the portacabin, installing a water butt and will be installing grills on the windows to let in some light.

Finally we discussed the goal posts. Mr Gopsill talked about obtaining goal posts that could be locked to the side of the portacabin, but did not mention the need for smaller sets. He would however be keen to see practice goals go up to stop people playing on the match goals and potentially damaging the surface when it is unplayable.

Email received from Andy Mason:

*"Hello All,*

*Just to update you. I attended the meeting of the Central Rivers' Initiative on Thursday 14<sup>th</sup> April where they were considering projects for the Heritage Lottery bid that will be submitted at the end of May under the title of Transforming the Trent Valley (which includes parts of the Dove Valley.) the Brook hollows project was accepted as one of the projects worthy of inclusion.*

*The next step is that the project manager will review all the projects that have gone forward to match them against amount of money that can be awarded. We will be notified if this project is included in the final submission to the Heritage Lottery.*

*I will keep you all updated on what is happening*

*Kind regards*

*Andy Mason (Neighbourhood Working Team Leader)"*

### **CONFIDENTIAL SECTION**

#### **8. QUOTES RECEIVED**