

ROLLESTON ON DOVE PARISH COUNCIL
CLERK'S REPORT JULY 2017

PART 1

PLANNING APPLICATIONS

A Planning Sub-Committee Meeting was held on the evening of 16th June to discuss the further documentation submitted for P/2016/01507 32 Retirement... Four Parish Councillors were in attendance (Cllrs Wyatt, Sanderson, Robson, Gooding) and 11 members of the public. After letting members of the Public speak, it was decided that none of the documentation changed the stance of the Parish Council therefore objection to the application was made on the following grounds:

The development falls outside of the settlement boundary of Rolleston on Dove and the land in question is not included within ESBC Local Plan.

We also made the following observations:

- Increased traffic along an unlit, narrow road (Craythorne Road)
- Footpath needs to be sufficiently wide enough to allow pedestrian traffic and potentially mobility scooters
- The entrance to the development is on a dangerous bend
- Ensure that if it is passed that some sort of legal covenant to be placed on the land so they are all owned and occupied by the over 55s i.e. ensure buy to lets have the same covenant
- We know that the area is prone to flooding, and the the current systems are not adequate enough to cope with current surface water. Additional development will put further pressure on the system and cause a much greater risk of flooding to homes in the area and those further down the road - houses at the junction with Chapel Lane and School Lane.
- Parking on the site is insufficient as per policy SPD8 which states two bed properties should have two spaces. There is just one space for each dwelling with no visitors spaces. This will be insufficient as the application itself says that the social hub will contain a room to allow hairdressers, doctors etc to visit. As the dwellings are to be used by the older population of the village, it would make sense to assume that they would receive visits from friends and family more often than others. Parking cannot be allowed on Craythorne Road.

Considered by Email:

P/2017/00491 - Crown reduction of one Cherry tree and one Magnolia tree, Topiary Cottage 1 Station Road

Councillors had no objections to this application

To be discussed:

P/2017/00677 – Change of use from Chapel D1 to dwelling house C3 including demolition of single storey rear extension, ramp and outbuildings and alterations to existing building including installation of roof lights, windows and new door

P/2017/00821 - Six metre crown lift one Beech tree TPO 240, The Lodge Chapel Lane

P/2017/00794 - 30% crown reduction from 15 m down to 10.5 m four small leafed Lime trees, 30% crown reduction from 20 m down to 14 m one large mature Ash tree, 50% height reduction from 9 m to 4.5 m a small group of Thorn and Holly trees, 40% height reduction from 15 m down to 9 m, one Conifer tree, 20% crown thin one Apple tree and one Holly tree, 30% height reduction from 13 m down to 9 m one Birch tree and removal of one Willow tree, The Lodge, Chapel Lane

1. **PLANNING DECISIONS**

The following applications have been refused:

P/2017/00440 – Erection of an attached dwelling, land adjacent 49 Beacon Drive

The following applications have been permitted as part of permitted development:

P/2017/00618 - Prior Notification for the erection of a single storey rear extension, 4.3m from the original rear wall, 3.8m to the highest point of the roof and 2.6m to the eaves at 38 The Lawns

2. **NEIGHBOURHOOD PLANNING**

The Steering Group have got a consultant to help them through the process. The previous Consultant couldn't assist within the timescale requested. Urban Vision are the company that assisted Yoxhall with their plan. As there is still money available in our 'front runner' account with ESBC we can claim retrospectively for the funds.

PART 2

3. **FINANCE**

Proposal for the increase in scope for the environmental contract:

Area by middle bridge to be sown with grass seeds up to bridge on the Brookside end of the bridge and therefore included in Mowing contract (less that a 10 meter stretch). This will be the easiest option for future maintenance.

Footbridge weeding added to environmental contract with no additional price increase.

Watering of gateways added to contract to be watered as and when required between May-September. This has been paid for previously, separately from the contract. This has added additional cost to the contract which will be discussed in part two.

A proposal to membrane and cover in bark the area on the Station Road side of the bridge. We could then look for sponsorship for purchasing a small number of large planters to plant up each year, similar to the one by the bus stop on Station Road. Maintenance of this will then be added to the environmental contract.

4. **BANK RECONCILIATION**

Q1 ending 30.6.17 As at end June 2017

Opening Balance	35,912.33	12,628.23	
	48,540.56		As per bank statement
Payments	11,355.20		
Receipts	24,598.33		
	48,614.97	13,288.92	
Closing Balance	<u>61,903.89</u>		As per bank statement
	<u>61,783.69</u>		As per my records

Copies of bank statements sent to Cllr E McManus for purposes of Financial Control

Difference in reconciliation of £120.20 due to late HMRC payment. Rectified in July so by end July records will balance again.

5. ACCOUNTS FOR PAYMENT

BACS

Jane Bucknall £639.92

HMRC £207.90
(Tax)

Jane Bucknall £45.45
(Phone and Broadband)

Mr J Deacon £786.86
(Environmental contract)

Mr J Deacon £60.00
(Watering of Gateways to date)

Mr P Gould £1127.34
(Mowing contract)

Zurich Insurance £2955.35
(premium renewal per year for three years)

Mr R Bush £50
(web charges)

Hampshire Flag Company £60.84
(Red Ensign)

Income

Interest payment of £0.51

6. **CORRESPONDENCE RECEIVED**

Annual playground inspections will be carried out by ROSPA during August. In light of this Clerk has requested Mr Deacon perform a 'health check' on equipment, and tighten bolts etc. We also propose to replace the missing piece of kit from Elizabeth Avenue.

Email received from residents of Dovecliffe Road requesting assistance on parking issues. They have been denied planning for driveway turntables. Forwarded to the county Councillor.

Email received from resident concerned at the overgrown hedges along Church Road meaning that on some occasions having to walk in the road. Clerk has written to all residents along the stretch requested they cut back from the pavement. Most residents have already actioned this request.

Further report of fire building in Brook Hollows. Reported to ESBC emergency number and to the Police.

Email received from resident of South Hill requesting assistance for speeding and visibility whilst pulling out of South Hill onto Station Road. Highways have replied that there is a speed hump, a sign warning of the blind junction, and that the use of mirrors not recommended. Also, as this is a private road they cannot fund work to the junction itself.

Email from resident interested in becoming a Parish Councillor. Information and application form sent.

Email from resident who has been reporting the same Highways issue since March 2016. A gully cover has sunken. It was marked for repair but no action has been taken. Clerk has chased up the repair.

Facebook message from a resident concerned that the Post Office will close. Clerk has spoken with the new Owners and they believe it will have to close as they have been told that the Post Office will have to extend its hours if they extend the shops opening hours. The new owners cannot sustain the cost of additional Staff hours. Clerk has written to the Post Office requesting consultation before any changes are agreed. A reply has been received stating that we must approach our MP to do this.

Reply received from St Mary's church with regards the Rollestonian of the Year Roll of Honour Board. They have suggested a removable one, or for it to be sited in the Commemoration Hall (Rolleston Club).

Flood Action Group

On Friday 16th May Clerk joined the Flood Action Group on a walk through the village to discuss some of the problem areas identified by the group. Severn Trent, Staffordshire County Council (SCC) Highways, and the Environment Agency were also in attendance.

- a. The Environment Agency - the silt island at the bottom of the weir on Brookside will not be contributing to flooding. It may appear unsightly but this is a natural occurrence and will be creating wildlife habitation. It was noted that much of it will be washed away, but replaced in time with more silt.
This has been strimmed back now. The Environment Agency will not do any more than this. The PC can apply for a permit to do this work and SCC have offered to assist with the biodiversity issues.
- b. Environment Agency – Tree works will be completed this summer which will address the trees/bushes falling in to the Brook beyond the Brookhouse Hotel.
They apologised for not communicating this previously.
- c. SCC – the gully on the corner of Anslow Lane should be running off into the Brook at Brook Hollows however it is believed this is angled incorrectly.
- d. Severn Trent/SCC Highways – will look into collaborative working to find a solution for the flooding on the corner of School Lane, Chapel Lane and Beacon Road.
- e. SCC Highways – will try and get the gully emptying machine back to the village to complete The Lawns, Beacon Road and other areas reported.
This has now been done.

Further meeting was held 3rd July which Clerk could not attend. Hoping to be able to feedback from minutes at PC meeting.