

ROLLESTON ON DOVE PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING
HELD ON MONDAY 3rd OCTOBER 2011

PRESENT

Cllr B. Edwards, Chairman Rolleston Parish Council
Cllr C. Warren, Rolleston Parish Council
Cllr B Chinn, Rolleston Parish Council
Cllr A Fitton, Rolleston Parish Council
Cllr J Morris, Rolleston Parish Council
Mrs H. Light, Clerk Rolleston Parish Council

Approximately 200 members of the public were in attendance.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors B Toon, J Toon, J Wyatt and S Redgrave.

2. OVERVIEW OF NEIGHBOURHOOD DEVELOPMENT PLANS

The Chairman read the following opening statement:-

“The coalition government’s stated aim is to empower local people by introducing the Localism Bill. Their claim is that local people will be able to determine what happens in their neighbourhoods and this can be done by them creating a Neighbourhood Development Plan. Once approved by an independent inspector and then subjected to a local referendum in which the majority of those voting vote in support a NDP will determine how a neighbourhood, or in our case a village, will evolve”.

“A NDP will determine how much development takes place and where it is located, it will determine what improvements to infrastructure are required, what additional services and amenities are wanted and anything else that we want to be determined at a local level. A NDP has to be created in collaboration with ESBC and it must be in general conformity with local and national policies. However Richard McCarthy, Director General, Neighbourhoods, at the Dept. for Communities and Local Government has said that if a NDP is in place before a Core Strategy is adopted then the Core Strategy has to be in line with the NDP”.

“Where there is a Parish Council a NDP should be produced by the Parish Council in conjunction with other community groups and residents. Those producing the plan have to be able to show that everyone in the neighbourhood has been consulted and that their views have been fairly considered. This is where I foresee the biggest problem. If we ask people for their views and those views do not get incorporated into the Plan some people will be upset. As stated earlier the Plan has to be voted on in a referendum and if we cannot get it past the referendum then we will not get the control that is considered desirable”.

“We have copied and adapted a risk assessment document which highlights potential difficulties in reaching a consensus within a set timeframe but given a strong enough desire to succeed these should not be insurmountable”.

A questions and answers session took place.

3. THE CURRENT SITUATION

The Chairman read the following statement:-

“The current situation is not clear. The Parish Council has been trying since March to get ESBC to recognise it as the ‘appropriate body’ to produce a Plan. Unfortunately they keep saying that in their opinion a NDP cannot be produced until the Localism Bill is enacted and the Core Strategy is adopted. The problems with waiting for these documents to be completed are basically two fold.”

“Those compiling the Core Strategy are not asking us what we want including in it for Rolleston which is not my understanding of Localism. Whilst there is no Core Strategy in place Rolleston is vulnerable to any developer who wants to build here and whilst ESBC are in denial about how many deliverable housing sites are currently available they claim they are unable to stop them although since they approved the development at Burton Road Tutbury my belief is that not even ESBC can deny the numbers”.

“We have given ESBC a copy of a letter from the DCLG saying a Plan can be prepared before their Core Strategy but ESBC brush it aside saying the person who wrote the letter is junior to the people they are dealing with. At our last meeting with ESBC we gave them a printout from DCLG website detailing the Front Runner grant scheme which awards grants of up to £20,000 to fund the preparation of NDP and asked them to apply for one on our behalf. The closing date for applications is 4th November. ESBC did agree to apply for us but with us having no input into the application who knows what will be in it”.

3. THE CURRENT SITUATION (continued)

The Chairman read the following statement (continued):-

“To add more confusion we have received a letter from Stretton Parish Council advising that a planning consultancy, the M D of which lives in Stretton, has been accepted by ESBC as being a suitable company to negotiate a grant application and complete the application form on their behalf. ESBC then have to approve and submit the form. This is confusing because this consultancy is considered suitable because it is an independent company but to date the Parish Council has not been accepted”.

“As some of you will know ESBC have just closed a consultation entitled Draft Pre Publication Strategic Options In this consultation they put forward 3 options where development could take place throughout the borough. The only suggestion put forward for Rolleston was the college playing field”.

In Option 1 it is proposed to build 100 houses

In Option 2 it is proposed to build 150 houses

In Option 3 it is proposed to build 50 houses.

“In the Strategic Housing Land Availability Assessment, affectionately known as SHLAA, the college playing field is listed with a yield of 180 houses on 6.02ha. Also in the SHLAA is a field north of Craythorne Road with a yield of 36 houses, A field off Meadow View with a yield of 36 houses, Two fields south of Craythorne Road with a yield of 102 houses, And some land south of Walford Road with a yield of 225 houses”.

“However as SHLAA is continually being updated more land could be added at any time. On a more reassuring note just because land is identified in SHLAA it does not mean that it will be developed”.

Mr Holloway, Planning Resolved introduced himself to the meeting and advised that he was representing Stretton Parish Council who had agreed to undertake a plan, along with 6 other Parish Councils who had also expressed an interest in undertaking a Neighbourhood Development plan. Mr Holloway advised that he would be submitting an application on behalf of the Parish Councils for grant of £20,000 to undertake the plan. He advised that to get to draft stage it was likely to take approximately 4 months and eight months to complete a plan. He advised that the first stage was for letters to be sent to parishioners, and then a list made of obtainable goals so that they can then be voted on.

A further questions and answers session took place and it was confirmed that the Parish Council had asked ESBC and that ESBC had agreed to submit a grant application on their behalf. It was suggested that the Parish Council should speak to Mr Holloway, Planning Resolved and the Chair replied that the Parish Council would consider this and as they already subscribe to a Local Planning Journal, the Parish Council does also have another planning consultant who has already said that he would be happy to advise and talk to the Parish Council with regards to Neighbourhood development plans.

4. WHAT SHOULD BE INCLUDED WITHIN THE PLAN

The Chairman asked for suggestions as to what should be included within the plan and put forward the following suggestions: - Health facility, Pharmacy, new cold water supply, separate drainage.

5. TO AGREE THE WAY FORWARD

It was agreed that a “steering group “should be set up so that a Neighbourhood plan could be drawn up ASAP. The following people agreed to become part of the steering group: Cllr J Morris, Cllr A Fitton, Cllr B Chinn, Representatives from the Civic Trust and the following independent volunteers:- Mr R Davies, Mr J Underhill, Mr A Bailey, Ms T Shaw, Mrs M Holmes, Ms H Greener, Mr D Whyman, Mr S Adams.

6. TIME & DATE FOR THE NEXT MEETING

It was agreed that a meeting would be arranged for the steering group and that further announcements would be made in due course.

CHAIRMAN