

**ROLLESTON ON DOVE PARISH COUNCIL**

**CLERK'S REPORT MAY 2018**

**PLANNING APPLICATIONS**

P/2018/00384 - Reserved matters application for the erection of 100 dwellings and associated garages, including details of access, appearance, landscaping, layout and scale, land south of Forest School Street

P/2018/00490 and 473 - Listed Building application for internal and external alterations to include construction of pitched roof over existing flat roofed rear extensions including installation of boiler flues, replacement of front dormer windows, remodelling of kitchens and bathrooms, alterations to existing roof to include re-tiling, re-lathe and installation of foiled insulation, replacement and repair roof timbers, re-pointing of chimneys and chimney pot haunch, replacement of windows on ground floor rear elevation, installation of new windows on ground floor rear elevation, replacement rainwater goods, removal of plaster and installation of plasterboard and thermal upgrade the end dwelling gable walls and installation of rooflights (revised scheme), Almshouses, Burnside.

Considered via email:

P/2018/00402 - Continued use of agricultural land as domestic curtilage, Lane End Farm  
Cllrs had not objections to this application

P/2018/00506 - Pruning of 1 Leylandii tree away from the adjacent building by a maximum of 2 metres or to the nearest suitable pruning points. The Rectory, Church Road  
Cllrs had no objection to this application.

P/2016/00516 - Crown lift up to 3 metres and reduce back from house by 3 metres to walnut tree (T1). Clear BT wire and reduce back from house by 3 metres to cherry tree (T2) and cut back mixed hedge in height on rear boundary to fence line, Arrandale Hall Grounds  
Cllrs commented on the lack of tree report in this application.

P/2018/00449 - Felling of willow tree, Spread Eagle  
Cllrs objected to this application.

Considered at Planning Sub-Committee:

P/2016/01659 - Construct three detached dwellings and convert former hotel and coach house to create 10 residential units also including construction of a single storey rear extension and demolition of an existing outbuilding and conservatory, Brookhouse Hotel  
Considered at Planning Sub-Committee meeting 23.4.18 where Cllrs objected to the application.

**PLANNING DECISIONS**

The following applications have been permitted:

P/2018/00201 - Felling of 7 Lawson Cypress trees and 12 Leyland Cypress trees which form a hedge, Winter House, Hall Grounds

P/2018/00247 – Erection of gates, Winter House, Hall Grounds

P/2018/00129 - Listed Building application for internal alterations to include minor changes to partitions, the replacement of the inner entrance lobby, new flooring and blocking up of existing opening and erection of external gates, Spread Eagle Public House

P/2018/00203 - Erection of a single storey rear extension and first floor side extension Park View, Anslow Lane

P/2017/00371 - Crown reduction by up to 20% and thin lateral branches and remove hung up branches to two Atlas Cedar trees, 4 Church Road

P/2018/00402 - Change of use of agricultural land to domestic curtilage Lane End Farm, Rolleston Lane

P/2018/00506 - Pruning of 1 Leylandii tree away from the adjacent building by a maximum of 2 metres or to the nearest suitable pruning points, Rectory, Church Road

### **Other Planning Matters**

Further information received on Winter House railings before permission was granted.

Resident has requested the College Fields planning application be 'called in' by the Borough Councillor.

Comments on the Planning Sub Committee meeting received from Brookhouse owner.

### **FINANCE**

Jinny Trail project has been rejected by ESBC Community Fund Panel. They have suggested PC contacts the Borough Councillor for assistance.

Audit questions will need to be talked through at the meeting as per part Section 1 – Annual Governance Statement 2017/18.

### **BANK RECONCILIATION**

Final outturn for 2017-18 was a carry forward of **£60,798**.

£49153 of this is ring fenced, and is broken down below. This means an unrestricted carry forward to 2018-19 of £11,645 plus £1,945 VAT reclaim not yet received a total of £13,590. However when you take into account the £10,000 reserves to be kept, this leaves just **£3,590**.

	£
EA	29,903
Groundworks	7250
Brook Hollows	10,000
Tractor	1,000
Shotwood expenditure	1,000
	49,153

## ACCOUNTS FOR PAYMENT

### BACS

Jane Bucknall / HMRC (Salary and HMRC)	£675.30
Jane Bucknall (Home Broadband only)	£23.50
Mr J Deacon (Environmental contract)	£833.00
Mr P Gould (Mowing contract)	£1,169
Id Mobile LTD (PC Mobile)	£28.36
Zurich Insurance (Annual cover)	£2,999.92
Mr R Bush (Final web invoice)	£105.84

### Income

£10,000 – ESBC For Shotwood Close

## CORRESPONDENCE RECEIVED

Copy of letter from the MP to a resident regarding road surfacing.

Resident raised a question in March which I interpreted wrong in the minutes. It should have been that if reports are referred to in minutes that the reports should be included.

Update from ESBC regarding dog bag point for Elizabeth Avenue:

*We are currently trying to implement a dog bag station scheme in the East Staffordshire Borough. As a local authority the scheme is completely free to us including an unlimited supply of dog bags, however the number of stations are limited. Unfortunately the waiting list for this scheme is up to 11 months, as it has become so popular throughout the UK.*

*Over the next few months we will be analysing data from our system and visiting sites to identify the worst affected areas. Of course Rolleston on Dove will be considered in this, so if you are concerned about any areas badly affected by dog fouling please let me know.*

Request for a donation towards the Scouts Carnival on 20<sup>th</sup> May which Councillors will need to consider.

Email received from Chair of School Governors regarding parking issues. Clerk responded that he join the PC in their site meeting with Highways to discuss multiple highway issues.

*I understand you have been doing some work on parking in the village and are aware of the issues around school. It's clearly a concern for the school and has been for some time.*

*At our last meeting (last week) we again discussed the issues particularly in light of the recent issue around Elizabeth Avenue and wondered if it would be worth us working together to pool ideas and influence.*

*If this is something the PC would be willing to do I'd be happy to meet or come to a future meeting.*

Copy of two letters of objection to ESBC for the Brookhouse Development received.

Confirmation of a further £2,458 funding from Groundworks for the continuing NHDP.

Request received from the Gala Committee for permission to use the Croft on 27<sup>th</sup> August which Cllrs will need to consider.

Local Green Spaces Consultation on the Draft Sustainability Appraisal Scoping Report received:

*To comply with the requirements of the Strategic Environmental Assessment Directive and to ensure that all plans and policies are prepared in line with the principles of sustainable development, the Local Green Spaces Plan must be subject to a sustainability appraisal (SA).*

*The objective of the SA is to assess the potential effects of the plans policies on the environmental, social and economic character of the area which it influences. The scoping report is the first stage of the appraisal process and allows us to decide on key issues which need to be considered in preparing the plan and scope of the appraisal necessary in reviewing the plan.*

*The Council is consulting on its [Draft Scoping Report](#) for the Sustainability Appraisal of the South Derbyshire Local Green Space Strategy for five weeks between Tuesday, May 1 2018 and Tuesday, June 5 2018.*

*Detail on the organisations being consulted is set out in the [Draft Scoping Report](#). However whilst this is a technical document the Council welcomes comments from all interested stakeholders on the scope of any future sustainability appraisal being undertaken.*

Advert from Burton Library, which is supporting the growth of digital skills in the local community by holding a Google Digital Garage Bus to the library on Tuesday 22<sup>nd</sup> May 2018. This is a place where anyone can go and learn how to use power of the internet to grow their business, learn more about the internet, or develop new vocational skills. The visit is part of Staffordshire Libraries' partnership work with Good Things Foundation. Clerk advertised.

Staffordshire Police Open Day advert for Sunday 3 June. A day out for families to meet officers, ride in a police car, see demonstrations of arrests with the help of our police dogs, and learn about forensic evidence.

The event takes place at Staffordshire Police HQ, Weston Road, Stafford from 11am-4pm. Clerk advertised.

Comments received regarding the Planning Sub-Committee meeting from the owner of the Brookhouse.

Comments from two residents on a number of inaccuracies in the Neighbourhood Development Plan. These have been passed to the Steering Group and will be amended at the end of the consultation period.

**Minutes of Planning Sub-Committee Meeting**  
**April 23<sup>rd</sup> 2018 7:30pm Old Grammar School**

**Attendees:**

Cllr Wyatt, Cllr J Toon, Cllr B Toon, Cllr MacPherson, Cllr S McManus, Cllr E McManus, Cllr S Sanderson

4 members of the public were in attendance.

There is only one agenda item: P/2016/01569 – Construct three detached dwellings and convert former hotel and coach house to create 10 residential units also including construction of a single storey rear extension and demolition of an existing outbuilding and conservatory, Former Brookhouse Hotel, Brookside.

Cllr Wyatt explained why a sub-committee meeting has been called for this application. The PC wanted to ensure the public got the chance to input into discussions following the interest in the first application.

Cllr Wyatt gave members of the public chance to petition or question the Council. No questions or statement were submitted from the public.

Cllr Sanderson opened the discussion. The number of houses has been reduced by one, but they are still proposed on the car park, which is still in the flood plain. Parking may be sufficient but will not cope with visitors vehicles. None of the concerns the PC raised previously have been addressed, and the recent flooding events shows how vulnerable the area is. It is a listed building of significance and to lose all of the grounds would do it a great disservice. Cllr Sanderson would not like to see any additional buildings on the car park. The limited and poor access for vehicles in and out at certain times of the day would also pose a problem.

Cllr B Toon noted the proposed new buildings on the current carpark are outside of the development boundary and not included within the Local Plan or Neighbourhood Development Plan.

Cllr J Toon stated that the entrance under the archway is very narrow and care has to be taken driving in due to other vehicles coming out. Have previously been told that significant floods occur every 100 years. This is clearly not the case. Gardens also flood on Alderbrook right up to their back doors.

It was proposed that an objection on the following grounds:

- Local plan and development boundary
- Flood risk on land and adjacent land
- Access
- Setting of the houses in the grounds of a grade 2 listed building
- Traffic increase

Change of use loses the amenity of a restaurant and hotel. Whilst this is not a planning point it does affect the settlement hierarchy.

A member of the public has sent the ESBC a Photograph from c1860 showing flooding in that area, which gives historical evidence of floods.

More solid surfaces will reduce the grounds ability of soaking away surface water.

All present would rather see the hotel renovated in some way rather than lose the building. It was noted that it is very unlikely that a hotel and restaurant would be profitable on site. The building is quickly falling into disrepair.

Nothing in the new application has mitigated previous objections. Cllr Wyatt noted that financially the new build houses at the rear of the site would fund the conversion the existing buildings.

Cllr Wyatt posed the question 'What if this development does not happen'?

We cannot support this application because precedent would be set for us in terms of the building outside of the development boundary and on flood prone lane.

Since the Local Plan was passed, Rolleston has had passed more dwellings than are required during the 19 year period. (Development Allowance for 50 houses plus 100 on College Fields).

If something happens to the building and the PC were seen to prevent the development of it, the PC needs to show a balanced view and note in the objection that plans for the existing building is welcomed. It was noted that the sub-committee can only go by the application in front of them and that the security of the site is always the responsibility of the owner of the site.

A member of the Civic Trust stated that they have had many comments that the building will fall into disrepair if no development is undertaken.

The public could very well be sold the argument that if something detrimental happened to the building, the PC prevented development by objecting to the application.

The large number of public at the last meeting expressed the view that the building to the rear should be objected to, but were in support of the apartments.

Proposed objection on the grounds as discussed. **Clerk and Chairman to action.** *Complete.*

A short discussion regarding the Construction Management Plan (CMP) public meeting for the College Fields site followed.

It was proposed over email that the PC meet with ESBC first then meet with Bellway and the public.

Two meetings needed, but it is important to get the order of them correct.

Cllr Wyatt is concerned that by meeting with ESBC first would not allow the PC to take forward concerns raised by the public.

Cllr Sanderson noted that Bellway have said they are in discussion with Highways. PC need to make the point that the inspectorate has already given certain conditions over these matters, and these cannot be ignored or re-written.

A CMP was submitted with the outline planning permission back in 2012-13.

Clerk to contact ESBC to establish the status of the CMP. If not submitted, we need the public meeting, if it has been submitted we need to know why we have not been consulted as agreed, and then we would want them to fulfil their obligation by consulting with the public. Then we need to meet with ESBC to summarise the concerns of the village.

**Update the village on current status, Clerk to action.**