

ROLLESTON PARISH COUNCIL

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Extraordinary Meeting of Rolleston Parish Council

Tuesday 4th August 2026 at 7.30 pm, in The Greenaway, Rolleston

Present: Cllr Bob Steele (in the Chair), Cllrs Gemson, Kyte and Sanders. Cllr Melton (NSDC) and 14 members of the public.

MINUTES

1. Chair's Welcome

The Chair welcomed everyone to the meeting which commenced at 7.30pm

2. Apologies

Apologies were received from Cllr Geraghty and the Clerk.

3. Planning

- a. 26/00607/FUL, Land Off Holly Court Rolleston, Erection of 3 dwellings

The Council considered this application and heard representations from the public. The Council voted unanimously to object to this application for the following reasons:

The three properties represent an overdevelopment of the site, in particular:

- A significant proportion of the site will be covered with block hard standings and driveways, as well as roofing materials. In the event of heavy rain this could lead to an increase in rainwater running off the buildings and driveways, leading to ponding in the area and potentially to flooding. There is already ponding in some parts of Holly Court during periods of medium to heavy rain.
- The proximity of "*The Threshing Barn*", building 2, to the public highway (road into Holly Court) is out of keeping with the other buildings on the site which are set back further. This leads to the development design being out of keeping with the character of the area, with the development being crammed into a space which is really too small for the buildings being proposed.
- The existing access road into Holy Court, due to its width, allows for limited car parking. Additional vehicles as a consequence of the new development will exacerbate this, with any additional cars being parked on the access road reducing the amount of space for service vehicles to operate safely. The increase in traffic entering Holly Court from Fiskerton Road at a difficult corner of the road increases the potential for road traffic incidents, which raises questions about road safety.

- The Council also notes the removal of the existing mature hedge which is to be replaced with the relocated footpath. The plans show the replacement hedge as forming the boundaries of the front gardens of properties 01 and 02. The Council feels that this is inadequate as the owners of these properties could decide not to have a hedge. This point contravenes the claims being made that biodiversity of the site will be insignificantly affected. There is also a lack of clarity on what a replacement hedge will consist of and look like.

4. Date of next meeting – Monday 7th September 2026

I declare that the above is a true account of the Extraordinary Meeting held on 4th August, 2026 (approved at the PC meeting held on 7th September 2026).

Signed Date

Chair Rolleston Parish Council

Distribution: Parish Councillors, Cllr S Saddington, Cllr K Melton, Noticeboards, Website