

# Rolleston Parish Council

## Minutes of the Meeting held on Monday 5th December 2022 in the Village Hall

Present: Cllr Tim Harries (In the Chair)  
Cllr Chris Baillon-Saunders  
Cllr Christine Salter  
Cllr Lucy Sole  
Cllr Richard Thackeray

Members of the Public: 45

Also in attendance Cllr Saddington NCC and Cllr Blaney NSDC

		Action
162/22	<b>Apologies for Absence</b> Apologies received from Cllrs Pati Colman and Jane Geraghty	
163/22	<b>Minutes of the Meetings</b> held on Monday 7th November 2022 were accepted as a correct record and signed by the Chair.	
164/22	<b>Matters Arising not on the Agenda</b> Add payment towards Christmas tree to finance	
165/22	<b>First Open Session</b> <b>County Council</b> Cllr Saddington reminded of the consultation taking place re East Midlands Devolution Plan. She also will check on the payments from her divisional fund. <b>District Council</b> Cllr Blaney invited 2 members of the Parish council to a meeting with Network Rail to be held on Thursday 12th January in Morton Church Hall. Cllr Blaney asked to be informed of details re a serious incident at Rolleston Rail crossing. He reminded the meeting that he was Chair of NSDC planning committee so he could not comment on the planning matter but was happy to answer questions. <b>General Public</b> A large number of members of the public spoke about their concerns re the proposed development 22/02176/ful to be considered by councillors. Comments included loss of Village Hall parking leading to fewer bookings and hence viability of the hall, issues of sewage and the lengthy use of tankers pumping throughout the night at the adjacent Pumping Station, surface water drainage being added to the sewer, over development of the village, density of development, potential conflict caused by proximity to Village Hall, and increased number of residents and cars. However there was a need to update the social housing. Cllr Blaney informed that there were 3500 on the Social housing waiting list. It was felt the poor provision of transport links would deter social housing residents wanting to live in Rolleston. There was a need to verify claims made in the application. Cllr Blaney said if needed the planning committee would take external technical clarification. The Parish Council was asked whether Rolleston had a Strategic Plan. The chair informed these are now called Neighbourhood plans and that the Parish Council had considered the matter a number of years ago but the cost would have been one and a half times our total precept. An informal show of hand of those present at the meeting showed residents were against the planning proposal.	
166/22	<b>Declaration of Interest</b> None	
167/22	<b>Planning Application:</b>	

*Handwritten signature and date 9/12/2022*

**Ref. 22/02176/FUL** Demolition of two single storey bungalows and construction of 8 dwellings that include off-street parking provision and outdoor amenity space at Land at Greenaway Rolleston.

Councillors objected unanimously to the application. (5 objecting 0 support 0 abstentions) and made the following comments:

- (i) The development would be detrimental to the amenity and viability of the adjacent Rolleston Village Hall in terms of its very close proximity to the proposed new dwellings and the consequential likelihood of conflict between the new residents' use and enjoyment of the new houses and the continued operation of the village hall, a vital community resource. As such, the proposal would erode the viability of an existing community facility and therefore conflicts with the 'Need' criteria set out in spatial policy 3. The loss of viability of an existing community facility risks leading to its total loss and thus also conflicts with Spatial Policy 8.
- (ii) The proposal would result in the loss of long-standing amenity car parking for the village hall, resulting in an increase in dangerous on-road car parking for events, together with disruption to the use of village hall during development. The resultant displacement of vehicles onto the street creates on-street parking problems that doesn't currently exist and thus conflicts with Spatial Policy 7.
- (iii) The existing sewerage and surface water drainage services in this area of the village are demonstrably inadequate and of sub-standard specification with 6" mains sewer pipes, having a long history of blocked drains, flooding and road closures, with frequent pumping-out required (which is noisy for neighbouring householders). Any increase in the required capacity of the existing system would create even more frequent blockages and flooding. The proposal would therefore cause undue impact on local infrastructure and thus conflicts with the 'Impact' criteria set out in Spatial Policy 3 and provides further conflicts with Policy DM5.
- (iv) The density of the proposed development is regarded as being over-intensive, and not in keeping with a site which adjoins open countryside. The proposed development would increase the population of the village by more than 10%, putting further pressure on already limited village amenities and resources. As such, the proposed development cannot be considered small scale nor is it appropriate in this location and thus conflicts with the 'Scale' criteria set out in Spatial Policy 3.
- (v) The sole access road to the development lies within an area at high risk of flooding, with no other means of escape for residents, or access for emergency vehicles. The Environment Agency appear to have overlooked this risk in their report, and we would request that they be requested to review their recommendations.
- (vi) The viability of additional social housing is questioned due to the inadequacy of bus and rail services available for new residents who are more likely to be on low incomes or elderly.
- (vii) Certain of the proposed dwellings have a tandem car parking provision which we believe is no longer compliant.
- (viii) In addition to where indicated above, it is the view of the Parish Council that the proposed development does not comply with current planning policy in the following respects:
  - a) The proposal is not supported by Spatial Policy 1 or 2 which directs 100% of housing growth into the Newark Urban Area, Service Centres and Principal Villages.
  - b) By virtue of the scale, layout, density, and design of the proposal, it will cause harm to the character and appearance of the location and its setting, thus the proposal is in conflict with the 'Character' criteria set out in Spatial Policy 3.
  - c) The location fails to provide safe, convenient, and attractive access and thus conflicts with Spatial Policy 7.

9/6/2021



	<p>d) The introduction of additional highway to adoptable standards serves to erode the environment and character of the area and thus conflicts with Spatial Policy 7.</p> <p>e) The site would not meet the criteria to be considered a suitable site for housing allocation as set out in Spatial Policy 9 and should thus be considered inappropriate for housing development.</p> <p>f) The proposal would constitute inappropriate back-land development and thus conflicts with Policy DM5.</p> <p><b>Updates on current applications</b> None</p>	
168/22	<p><b>Financial Matters.</b> Councillors unanimously approved the following payments from Main Ac.</p> <p>a. Invoice 2022 LK042 Hire Village Hall for P.C. meetings Jan -Dec 2022 £176</p> <p>b. Invoice from Kate Greenaway Action Group for Christmas Tree Lights £37.98 plus £7.59 VAT Total £45.57</p> <p>c. Invoice from Kate Greenaway Action Group for Christmas Tree Light batteries £9.16 VAT £1.83 Total £10.99 (b and c combined to one cheque £56.56 )</p> <p>d. Payment towards Christmas Tree cost £50</p> <p>Cllr Harries reported the following balances in the Parish bank accounts: £20992-67 in the Main Account and £ 22159-10 in the Corner Farm Account. Current expenditure to date is on budget.</p>	TH
169/22	<p><b>Footpaths and Highways</b> Improvements have been made to footpath2 with the provision of a regular stile. However there was no justification for the request to cut back the hedge on the road towards Staythorpe. Whilst the hedge looked a little untidy in places, there was found to be no obstruction to the carriageway.</p>	
170/22	<p><b>Flooding and Emergency Plan</b> Nothing to report</p>	
171/22	<p><b>PC Owned &amp; Managed Amenities</b> a. The Annual Play park inspection report has not been received yet.</p>	
172/22	<p><b>Community / Neighbourhood</b> Nothing to report</p>	
173/22	<p><b>Ongoing improvements to Village Amenities.</b> None</p>	
174/22	<p><b>General Correspondence Received</b> a. The P.C. had received a phone call from B.E.S.S. Action Group (Staythorpe) re planning Application ref. 22/01840/FULM Construction and operation of a Battery Energy Storage System and Associated grid connection infrastructure. Being a neighbouring parish the group wished to make Rolleston residents aware of the proposal.</p>	
175/22	<p><b>Second Open Session</b> Nothing to report</p>	
176/22	<p><b>Matters Raised in Open Session or received after publication of the Agenda (for report only)</b> None</p>	
177/22	<p><b>Date of next meeting:</b> Cllr Harries closed the meeting at 9-25 p.m. The next meeting is scheduled to take place at 7.30pm on <b>Monday 9th January 2023</b></p>	

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