

ROLLESTON ON DOVE PARISH COUNCIL
CLERK'S REPORT TO MEETING TO BE HELD ON
MONDAY 13TH OCTOBER 2014

1. PLANNING APPLICATIONS

The following planning applications require consideration:-

P/2014/01093 Installation of Vehicular and pedestrian gates, Home Farm Barns, Church Road

P/2014/01228 Application under Section 73 of the Town and Country Planning Act 1990 for the change of use of the ground floor of 37a Burnside and part of the ground floor of 37b Burnside from a two dwelling houses (Class C3) to retail (Class A1), including alterations to the existing retail unit at No.39, erection of a rear extension to form warehouse, erection of a rear canopy, installation of new shop front, associated external alterations and alterations to the vehicular access arrangement without complying with Condition 3 of planning permission P/2014/00537 relating to samples and details of doors to holding area and including details of landscaping and surfacing of parking and turning areas (Condition 4 and 7) Co-Op Retail Services, 37a , 37b & 39 Burnside.

P/2014/00953 Replacement of 9 wooden windows with UPVC, 6 Shotwood Close.

P/2014/01232 Erection of a temporary shop during existing store closure at 39 Burnside, Rolleston Scout Group.

It was necessary to comment on the following application outside of a meeting:-

P/2014/01116 Erection of a first floor front extension, a single storey rear extension and a single storey side extension and erection of a replacement detached garage, 1 Hawksley Drive.

No objections

P/2014/00581 Erection of first floor extensions to left and right wings of the existing pavilion, Rolleston Cricket Club, Dovecliff Road.

No objections

P/2014/01223 Change of use of the ground floor of 37a Burnside and part of the ground floor of 37b Burnside from a two dwelling house (Class C3) to retail (Class A1), including alterations to the existing retail unit at No.39, erection of a rear extension to form warehouse, erection of a rear canopy, installation of new shop front, associated external alterations and alterations to the vehicular access arrangement (revised description in terms of the access) (Non material amendment – alterations to the front elevation, ramp and railings) Co-op Retail Services Ltd, 37a and 37b and 39 Burnside.

P/2014/01209 Replacement of front and rear doors, 9 Shotwood Close.

As the original conditions for the development specified timber windows and doors, members object to this application as they feel the planning conditions should be upheld.

The following email has been received from ESBC in relation to the above comment:-

“An Inspector ruled some time ago that UPVC windows in the dwellings on the estate that are outside of the conservation area are acceptable. We have followed this ruling since and a lot of dwellings there now have UPVC windows, albeit of a certain style so that they are less bulky frames than UPVC windows, set back from the face of the brickwork by 30mm (like the timber ones) and have side hung opening elements. The dwelling to which the current application already has such UPVC windows following the receipt of planning permission and a new UPVC front door and a rear door (the latter screened by the garden wall) would not have an adverse impact on the street scene or the character and appearance of the nearby conservation area”.

“Please can you ask members to consider this information when further applications for UPVC windows in such dwellings at the estate are received by the LPA, as we cannot refuse such applications on the basis of the original condition based on how the estate has evolved since the Inspectors decision. The planning history of the site in terms of UPVC windows (all approved) since that time is a very significant material consideration in the determination of such application and must be afforded more weight than the original condition.”

“If Members query the barn conversions I can confirm that these can still be treated different as they are within the Conservation Area. I am not aware of any UPVC windows or doors being allowed in them”.

Members noted the details of the following planning applications:-

P/2014/01185 Crown lifting of one Blue Cedar tree by 4.5m, Spread Eagle Island, Rolleston on Dove Parish Council

P/2014/01196 50-60% reduction in height from 5 lime trees, 4-6m – 5.5m reduction in height of 1 lime tree, 25% reduction of 2 Ash trees, 25% reduction of 1 Sycamore tree, remove lower branches and crown reduction of 1 Silver Birch by 3m – 3.7m, felling of 4 ash trees, crown lift 1 field maple by 3.35m, crown lift 1 field maple by up to 2.44m, crown lift field maple by 4m – 4.5m, Adjacent The Croft, Burnside, Rolleston on Dove Parish Council.

2. PLANNING DECISIONS

The following planning applications have been approved:-

P/2014/01042 Reduction in height to 5m to 14 leylandi trees, Winton, Hall Grounds.

P/2014/01050 Crown reduction by 30% and crown lifting to give 3 metre clearance over path and garden and clear BT lines from 1 Tulip tree, 19 Brookside.

P/2014/00829 Erection of two attached dwellings as a replacement for 29 Beacon Drive.

P/2014/01153 Erection of an attached dwelling and single storey rear extension and construction of vehicular access, 64 Beacon Road.

P/2014/01185 Crown lifting of 1 Blue Cedar Tree, Spread Eagle Island (works to be undertaken W/C 20th Oct)

P/2014/01028 Listed building application for the formation of a new internal door and opening, Barn Farm, Chapel Lane

P/2014/01017 Erection of an extension to existing garage to form double garage, 38 Shotwood Close.

P/2014/01049 Erection of a two storey rear extension, The Lodge, Chapel Lane

3. NEIGHBOURHOOD DEVELOPMENT PLAN

To date, there is nothing further to report on this item.

4. COLLEGE FIELDS PLANNING APPEAL

To date, there is nothing further to report on this item.

5. EAST STAFFORDSHIRE LOCAL PLAN EXAMINATION

Cllr Adams and Cllr Barnfield will be invited to update members with regards to this item.

6. BROOK HOLLOW

Members are asked to consider the request for a Public meeting.

7. JINNY TRAIL

The attached has been received for consideration.

A joint meeting with Stretton Parish Council has been scheduled for Monday 20th October.

8. METHODIST CHAPEL

No further communication has been received on this item.

9. ETHICAL STANDARDS TRAINING

The attached has been received from ESBC for consideration.

10. RECREATIONAL

A meeting of the subcommittee is due to be held on Wednesday 8th October.

11. COMMUNICATION

This item has been carried over from the previous meeting.

12. MEETING OF EAST STAFFORDSHIRE VILLAGES

At the last Parish Council meeting, members were asked during Public Questions to consider setting up a group to involve East Staffordshire Villages in relation to planning matters.

13. ESBC NEIGHBOURHOOD FORUM

The following email has been received from ESBC:-

“As you are aware Cheryl Maxim has now moved on to a new post within the Borough Council and so for the time being I shall be picking up the neighbourhood coordinator role for the Yoxall, Needwood and Rolleston Wards and I will also be covering Tutbury. This will all be alongside my existing role as the neighbourhood coordinator for the Uttoxeter and Rural area. From discussions with Cheryl I know that work is well under way with this year’s neighbourhood projects for the Semi-rural area but we are fast approaching the next Borough-wide Neighbourhood Forum, which will be held on **Tuesday 25th November**, where the new projects and priorities for delivery during the financial year 2015/16 will be set”.

“As always we are looking for ideas for priorities and projects from parish councils as well as local residents and community groups. The priority must be something that is realistic and timely. It must also fulfil the criteria of being locally identified and locally supported therefore must have the support of the local community or evidence of a need through consultation with local residents or groups. It must also demonstrate an improvement to the local area that will be noticeable or have a positive impact on that locality. Priorities must also be able to support one of the East Staffordshire Borough Council Corporate Priorities: Tackling the cost of living crisis by delivering with less; Supporting economic growth; and Promoting wellbeing”.

“The priority proposal form and guidance notes are attached to this email. You will see that the priority proposal form has been changed slightly this year to allow us to get as much information as possible about priorities and projects ahead of the Neighbourhood Forum therefore it is important that all sections of the form are completed. Guidance is available in the attached document which also contains information about the additional criteria for neighbourhood projects. It should also be noted that any projects should be for delivery during the 2015/16 financial year”.

“The final decision about which projects and priorities will be taken forward for delivery, and so access an element of funding from our Neighbourhood Development Fund, will be made at the Neighbourhood Forum in November. Information about the format and process for decision making at the Forum will be sent out nearer the time. In order to allow me time to collate potential projects and priorities for my areas I need the information on what you consider to be the local priorities for your area by Friday 17th October”.

Members will be invited to put forward projects for Neighbourhood Funding and agree member attendance at the meeting to be held on 25th November. A copy of the paperwork associated to the application has been attached for reference.

14. SHOTWOOD CLOSE OPEN SPACE

The transfer of the land to East Staffordshire Borough Council from Bellway Homes was completed on 27th June 2014 and the clerk has received the following communication from ESBC: - "The transfer documentation was subsequently sent to the Land Registry and ESBC are currently waiting for confirmation that the title has been updated. I will contact you again when I have heard from the Land Registry"

The clerk has sent the following email to ESBC, which remains unanswered:-

"Now that the land has been adopted by ESBC, please can you advise what the next stage will be with regards to the land then being transferred from ESBC to Rolleston on Dove Parish Council. I enclose a copy of a Supplementary Report presented to Rolleston Parish Council at their meeting held on 13th March 2000. This report refers to a letter from ESBC dated 6th March 2000. This letter would have been from Peter Short, Mike Waldron or Alan Wood. The report also refers to a letter from ESBC dated 9th July 1999 in which it was confirmed that the commuted sum of £10,000 would be passed to the Parish Council upon adoption of the land for maintenance".

15. KNOWLES HILL / ANSLOW LANE

The following has been received from Mr Rayson, Community Infrastructure Liaison Manger, and SCC Highways:-

Speed: Further to your recent email. As you are aware we did undertake traffic surveys in 2011 which did not indicate that speed in this area was significantly above the speed limit and we did install chevrons to advise motorists of the approaching bend. We have also looked at accident data which indicates there has been one slight accident in the last three years. I will add the request to Cllr Frasers Divisional Highways Programme (DHP), but we do not intend undertaking any further traffic counts unless Cllr Frasers is prepared to fund these through his DHP.

Knowles Hill Trees: Many thanks for your email. I can advise that our tree surgeon has inspected the site and has been instructed to carry out the works. I appreciate the urgency of this job but these things do take time to arrange. I will however, contact the tree surgeon again to emphasise the importance this work.

16. THE CROFT

Cllr J Toon asked for this item to be added to the agenda.

17. COUNCILLORS REPORTS

Members will be invited to make a short report on any items that they have either dealt with or been approached with regards to since the last meeting.

18. 6 MONTH ACCOUNTS

It is hoped that the bank statements will be received in time for these reports to be circulated prior to the Parish Council meeting.

19. ACCOUNTS FOR PAYMENT

The following invoices have been received for payment:-

Mrs. H Light (Salary)	BACS	£788.54
HM Revenue & Customs (Tax & NI)	CHQ	£60.86
Mrs. H Light (Telephone & Internet)	BACS	£44.23
Mr. P Gould (Mowing Contract)	CHQ	£853.33

Mr. J Deacon (Environmental Contract)	CHQ	£419.84
Mr. J Deacon (Play Areas Contract)	CHQ	£225.00
Rainbow Waste (Bin emptying)	CHQ	TBC
Manor Park Nurseries (Plants for Spread Eagle Island)	BACS	£50.40
Greenbarnes Ltd (Village Noticeboards)	BACS	£3349.28
MAC Contracting Ltd (Tarmac planings, Jinny Trail)	BACS	£288.00
Hurrels Specialist Seeds (Flowers & Seeds Jinny Trail)	BACS	£312.00
Staffordshire Parish Councils Association (Councillor Training)	CHQ	£110.00
FOJORPS (Replacement cheque Community Day)	CHQ	£150.00
Crystal Studio (John Underhill gift)	CHQ	£36.10
Mr. J. Deacon (Various)	CHQ	£529.15

20. CORRESPONDENCE RECEIVED

- Anonymous written complaint with regards to the spraying of dog faeces. Complaint passed to ESBC who undertake this task.
- Correspondence with regards to Rolleston Allotments.
- Correspondence from Mr Green.

21. ITEMS FOR THE NEXT AGENDA

Members will be invited to submit items for the November agenda.

The Chairman will move that due to the confidential nature of the business to be transacted that the Public and press should be excluded for the remainder of the meeting.

6th October 2014