

Rolleston Parish Council

Minutes of the Virtual Meeting held on Monday 1st February 2021 via Zoom

Present: Cllr Tim Harries (In the Chair)
 Cllr Pati Colman
 Cllr Jane Geraghty
 Cllr Tony Hillary
 Cllr Christine Salter
 Cllr Lucy Sole
 Cllr Richard Thackeray

In Attendance: Cllr Sue Saddington (NCC) Cllr Roger Blaney

Members of the Public: 12

		Action
17/21	<p>Apologies for Absence All Councillors were present and the meeting was declared quorate.</p>	
18/21	<p>Minutes of the Public Open Meeting held on Monday 4th January 2021 were accepted as a correct record and signed by the Chairman.</p>	
19/21	<p>Matters Arising not on the Agenda 2 invoices received after the agenda was prepared, a letter from a village resident, report of meeting with regional Community Ambassador for East Midlands Railway.</p>	
20/21	<p>First Open Session County Council Cllr Saddington provided a detailed update on her correspondence with colleagues within NCC, and her discussions with NSDC, both with regard to Southwell Racecourse planning application 20/02508/FULM (see below). Cllr Saddington is not satisfied with the responses received to date and is to write again to all parties involved at NCC requesting proper investigation to obtain answers to the several serious concerns raised by parishioners and elsewhere across the district. These concerns include those matters lodged with NSDC by Rolleston Parish Council and adjoining councils. Cllr Saddington encouraged all residents to write to NSDC Planning Department, and for the Parish Council to make contact with her colleagues in the lead flood team at NCC (Sue Jaques, Ross Marshall and Gary Wood). Cllr Saddington commented on the difficulty she had personally experienced in reporting the presence of dangerous icy and flood conditions on the road between Rolleston and Fiskerton to the Via East Midlands/Highways out of hours contact centre, and her concerns were echoed by the Flood Warden. She has raised these concerns with the chief executive. Cllr Saddington reported that she is attempting to arrange a virtual meeting with Network Rail to discuss the frequent failure of the railway crossing barriers on Staythorpe Road and elsewhere on the line, and is hopeful that this will take place later this month.</p> <p>District Council Cllr Blaney advised that his position as Chair of NSDC Planning committee prevented him from commenting pre-emptively on the detail of the Southwell Racecourse planning application 20/02508/FULM, but did advise that he had just attended an</p>	

	<p>Extraordinary Meeting of Fiskerton & Morton Parish Council at which the planning application had been discussed, and he reported that he had been asked by the Chairman to pass on that Fiskerton & Morton Parish Council had voted unanimously to object to the application and were lodging grounds for the objection which were similar to those previously lodged by Rolleston Parish Council.</p> <p>General Public Concern was expressed about the large number of horse boxes evident at recent race meetings and the consequent large numbers of people evident attending races relative to understood limits imposed during the current national restrictions.</p>	
21/21	<p>Declaration of Interest None</p>	
22/21	<p>Planning Matters</p> <p>Cllr Harries provided an update on the following applications:</p> <p>Application 20/02508/FULM Replacing existing racing surface material, with associated works to sub surface arrangement (using existing drainage system) at Southwell Racecourse Station Road Rolleston.</p> <p>Notification of this application arrived too late to be included on the agenda of the meeting on 4th January and therefore the matter was carefully studied by Councillors, having previously notified all parishioners, following which Councillors unanimously voted to object to the application.</p> <p>The result of the vote by the Parish Council has been lodged with NSDC together with the following comments:</p> <p>Rolleston Parish Council Comments on Planning Application 20/02508/FULM</p> <p><i>The Parish Council objects to the planning application as submitted.</i></p> <p><i>A summary of the several key grounds for objection are set out below.</i> <i>The Parish Council further requests that the District Council defers any decision on the application until the following reports and further consultations have been obtained and their contents and findings fully considered by all parties potentially impacted by the proposed works:</i></p> <p><i>(i) The Parish Council would request the procurement of a comprehensive and independent Flood Risk Assessment to include specific consideration and assessment of the following matters:</i></p> <ul style="list-style-type: none"> <i>- Whether the proposed replacement surfacing material and method of construction creates any additional water run-off from the surface and/or produces a greater rate or speed of water run-off, as compared with the existing surfacing, and (if so) quantifying the additional volume of water and whether this results in any additional flood risk as a result of water discharging into watercourses both passing within or through land in the ownership of the Racecourse and also specifically into watercourses and land and buildings in the ownership of adjoining landowners.</i> <i>- Whether the previous flood alleviation works carried out by the applicant pursuant to</i> 	

Planning Application 15/01282/FULM are operating correctly as designed by the consultants who modelled the scheme, and if not, consequently whether any change in the amount or speed of water run-off from the proposed resurfacing scheme will create any additional flood risk as a result of such deficiencies in the previous scheme.

The current 4-paragraph flood risk assessment lodged with the application is considered entirely inadequate.

(ii) A full and detailed appraisal of the scheme by the Environment Agency and Flood Risk Management team of Nottinghamshire County Council, as Lead Local Flood Authority, assessing the impact on flooding of the proposed scheme, and also investigating the nature of the constituents of the proposed resurfacing materials to assess their toxicity and the potential for such materials to leach out, or run-off from the surfacing into nearby watercourses.

The current letter from Nottinghamshire County Council published alongside the Application advising that they do not consider that they are required to respond to the Application, is considered entirely inadequate and incorrect.

(iii) A full and detailed appraisal by the Trent Valley Internal Drainage Board, in respect of those watercourses which fall within its remit, also assessing the impact on flooding of the proposed scheme.

(iv) A cross-section design of the proposed resurfacing scheme, specifically identifying the finished height of the proposed replacement surface relative to the existing surface, and for the impact of these designs to be assessed within the flood risk assessment and Appraisals

(v) A detailed plan showing the number and size of vehicle movements involved in the construction of the scheme, and the duration of the programme. The Parish Council requests the District Council to include conditions that all vehicular construction traffic accesses and leaves the application site via the northern approach on Racecourse Road, with no traffic passing through the Village of Rolleston or along Occupation Lane in Rolleston and Fiskerton-cum-Morton. The Parish Council would further request the District Council to require the applicants to produce an enforceable scheme to ensure compliance, with penalties if this is not met.

The Parish of Rolleston is uniquely located downstream of watercourses which pass through or around the application site, and land and house owners within the Parish will be uniquely adversely affected if the proposed works were to result in any increase in flood risk. Since the previous flood alleviation works were completed pursuant to the earlier Planning Application 15/01282/FULM, there have been several documented incidents of major flooding to land and buildings on neighbouring land, several of which had not previously experienced flooding.

Pending further consideration and scrutiny of the matters identified above, the Parish Council confirms that it objects to the Application.

Further discussion took place commenting about the lack of technical expertise available to both NCC and NSDC to understand the issues arising from the application. It may be necessary for the PC to obtain professional advice but this would be expensive.

It was suggested Natural England be consulted regarding the specific concerns about the material to be used polluting the water sources.

Huge concern was expressed about future intentions of the racecourse which had been reported to include a significant increase in the number of race meetings held each year (a figure of 300 per year had been reported) and the consequential negative impact on the Parish.

Withdrawn Application 20/00567/OUT 4 new dwellings off Holly Court Rolleston.

It had previously been reported that Cllr Saddington passed on a message from Nottinghamshire County Council planning department (the owners of the land) regarding a request for a meeting with representatives of the Parish Council to discuss their withdrawn application for planning consent to the rear of 18 The Holding Fiskerton Road.

The Parish Council had indicated that they would be prepared to attend a meeting but would also wish to canvas village residents on the detail of any suggested amended scheme.

It was also noted that the Parish Council has been made aware that there are legal title issues relating to access to the land, and would welcome confirmation that these have been resolved before further detailed consideration is given to village housing needs.

Cllr Harries reported that he had subsequently been contacted by a property consultant appointed to act on behalf of NCC, and below is a summary of what he had been advised:

- Agreement has been reached with the beneficial owner of the ransom strip, to collaborate with NCC on an eventual sale and on the basis of a split of the net proceeds of the development land.
- It is intended to planning consultants to prepare and submit a revised application.
- They would like to make a presentation of their proposals to the Parish Council in an open meeting, and field questions from councillors and parishioners
- The property consultant had not seen any of the objections or comments on the original application as they were removed from the website before his appointment, but is to ask NSDC whether he can see them, to inform their views.
- The nature of revised application is not decided, but it was suggested that the main driver behind the original application for a number of small dwellings was to meet a perceived local demand for low cost starter homes for children of residents otherwise priced out of the market. They may revisit that now.
- Was not aware of concerns expressed about traffic density and public footpath on Holly Court, and will look into these

It is anticipated that the next step will be for NCC's planning consultant to be in touch once

	<p>they are in a position to provide details on their proposed re-application, and at that stage they will be reminded of their wish to make a presentation to the Parish Council in an open meeting, at which any interested residents can hopefully raise questions and respond.</p> <p>In discussion, a Holly Court resident offered to supply copies of residents' comments lodged on the NSDC planning website (subject to their agreement) if NSDC were unable to share these directly.</p> <p>A parishioner had also written to the Parish Council noting that any new application also needed to make proper provision for the public footpath which passes through the site.</p> <p>Cllr Harries also advised that the property consultant had indicated a willingness on behalf of NCC to agree to a blue plaque relating to Kate Greenaway's stay in the cottage should be put in place at 18 The Holding. The Kate Greenaway Action Group are to take this forward.</p>	
23/21	<p>Financial Matters.</p> <p>a . ICO Data Protection fee renewal £40 (no VAT)</p> <p>b. Annual Subscription NALC £90.06 (no VAT)</p> <p>Both invoices were approved unanimously.</p> <p>It was noted that the NALC charge was calculated in part by reference to 272 electors on the roll in the Parish.</p> <p>Latest statement of balances held in Parish Council bank accounts as of 22 January 2021 were reported as: Main Account: £15,634.23 Corner Farm Account: £23,395.39.</p>	TH
24/21	<p>Footpaths and Highways</p> <p>a. Update on reports of defects to parish footpaths</p> <p>It was reported that the NCC Rights of way Officer had acknowledged and logged reports of all defects to rights of way in the Parish and would visit the sites.</p> <p>The damaged foot-bridges across watercourses on the route of Rolleston Footpath 2 are noted to be the responsibility of NCC, who will repair them.</p> <p>The damaged stiles and overgrown footpaths noted on Rolleston Footpath 7 and Southwell Footpath 3 are advised to be the responsibility of the respective landowners and the officer will contact those concerned. The damaged metal gate on Rolleston Footpath 2 is also being investigated.</p> <p>b. The interactive Speed Sign is not working once again and will be reported.</p>	TH
25/21	<p>Flooding and Emergency Plan</p> <p>The Flood Warden has been very active dealing with River Trent floodwater and ice on the road to Fiskerton. He has been disappointed with the delayed response from Via East Midlands/Highways and Nottinghamshire Police in dealing with essential road closures etc.</p> <p>It was noted that it was fortunate that the peak period flooding of the River Trent did not coincide with the heavy rainfall impacting local tributaries, otherwise more extensive flooding might have occurred.</p>	

26/21	<p>PC Managed Amenities</p> <p>a. A report was received from the Corner Farm land sub-group. The group propose then installation of a quality bench on a base to the left of the path from Staythorpe Road, a picnic bench to the right, a waste bin and the renaming of the area to Kate Greenaway Garden(s). A garden is to be created by the Kate Greenaway Action group just beyond the bench. The maintenance will be by volunteers but an initial donation was requested by the group. Actual costings will be considered under finance next month.</p> <p>It was reported that a parishioner had written to the Parish Council noting that the funds ring-fenced for maintenance of the Corner Farm land could not be used for items which fell outside this definition, and that was acknowledged.</p> <p>b. Corner Farm road and verge safety barrier update. Despite frequent e mails this matter is on-going.</p> <p>c. Proposal for additional new dog waste bin. It was agreed one was needed. A definite proposal with cost will be included within finance next month.</p>	PC CS RT
27/21	<p>Community Liaison/Safer neighbourhoods</p> <p>Nothing to report</p>	
28/21	<p>Ongoing improvements to Village Amenities</p> <p>a. Welcome to new village residents. Carole Chandler is leading a new group of welcomers. A request for the Parish Council to provide £30 to purchase small gifts was agreed.</p> <p>b. Village pictorial signs. The strapline is to be "Kate Greenaway Country"</p> <p>c. Directional sign at Station Road junction- The PC is waiting for a response from NCC Highways to a request for the sign to be repainted. If approved, the Parish Council will organise the work.</p>	<p>All Cllrs</p> <p>THi</p> <p>THi</p>
29/21	<p>General Correspondence Received</p> <p>None</p>	
30/21	<p>Second Open Session</p> <p>The estimate for a new Play Park gate is expected soon.</p> <p>It was noted that the some of the damage to verges was being caused by the road being narrowed by parked vehicles and the recent roadworks.</p>	
31/21	<p>Matters Raised in Open Session or received after publication of the Agenda (for report only)</p> <p>The Chairman reported that a meeting had been held with the regional Community Ambassador for East Midlands Railway with regard to possible improvements to the station and facilities, and a full report will be provided at a future meeting once details are received</p>	

32/21	Provisional date of next meeting: Monday 1st Mar 2021 Cllr Harries closed the meeting at 9.33 pm.	
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