

Minutes of Dunham-on-Trent, with Ragnall, Darlton and Fledborough Parish Council (Dunham & District Parish Council)



Meeting of **Dunham & District Parish Council** held on the **12th Jul 2022** at Dunham Village Hall, the meeting commenced at **7:00pm**.

Council Members & Officer Present	Cllr Madeline Barden	Chairman
	Cllr Vera Ballinger	Vice-Chair
	Cllr Rachel Bean	Cllr Ian Oldfield
	Cllr Adrian Stapleton	Cllr Lucy Atkinson
	Cllr Rachel Lovett	Cllr Emma Thorpe
	Current Vacancies	1
	Ed Knox	Clerk/Responsible Financial Officer
	Also, Present	0 Members of the Public
		County Cllr John Ogle

➤ Public Forum
None.

48/22 To receive apologies for absence
The Council **resolved** to accept the apologies of Cllrs Booth & Watkinson

49/22 To receive declarations of interest
None.

50/22 To Approve Minutes of the Previous Meeting
After discussion, the council **resolved** to accept the minutes. The chairman signed the minutes of the previous meeting as a true and accurate record.

51/22 To receive reports from County and District Councillors
Dist Cllr Isard – Did not attend.
Dist Cllr Stanniland – Did not Attend
County Cllr Ogle – Gave an update on the Roosevelt Scholarship programme for Nottinghamshire. Cllr Ogle then mentioned that resurfacing requests for Cockett’s Hill, the approach to Dunham Bridge from the village on the A57 and the Lane in Fledborough had been requested in the past, however, if Cllrs were able to provide photos of each area with a covering email requesting the work, Cllr Ogle will escalate this at County Level, all three areas are basically a decaying mass patchwork of pothole patches and need resurfacing work. Cllr Atkinson agreed to take photos and send email to the Clerk.

52/22 Finance:

1. To Approve Payments:

The Council **approved** the following: -

<u>Payee</u>	<u>Item</u>	<u>Amount</u>
Holmes Groundcare	Grass cutting Dunham Play Area 9 th & 17 th May	£92.70
Holmes Groundcare	Grass cutting Dunham Play Area 10 th & 21 st Jun	£92.70
Jones & Co	HM Land Reg Allotments & War Memorial	£360.00
Rospa Playsafety Ltd	Annual Inspection Dunham & Darlton Play Areas	£189.00
Jones & Co	Lease & Deed of Surrender Reptile Gardens	£1,023.60
A.J Gallagher Ltd	Insurance Renewal 2022/23	£1,055.37
MeadowMakers	Wildlife Project Dunham Sites	£388.50
Dunham Village Hall	Meeting Room Hire Mar, Apr, May, Jun & July	£106.00
Total Payments		<u>£3,307.87</u>

Receipts:

<u>From</u>	<u>Item</u>	<u>Amount</u>
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Country Kitchen Ltd	Annual Rent 2022/23 Reptile Gardens	£300.00
Total Receipts		<u>£300.00</u>
<u>Bank Balance</u>		<u>£33,722.95*</u>

Bank Reconciliation for the year to date to be approved. Council **resolved** unanimously that figures were correct. Reconciliation to be signed by when practical. Direct Debits and Standing Orders for staff salaries including PAYE and Pension, all **approved** unanimously. * £5,461.50 Wildlife & Environmental Project Budget, Grant Funds currently raised and Ring-Fenced for the project. The County Council Local Communities Fund Grant Application final 25% will be paid if the Council fully spends the £3,750 on the wildlife project, on provision of invoices to Notts CC.

2. Reptile Gardens Lease

The Council noted that the work with the solicitor is now complete and signed with Country Kitchen and the rent paid.

3. To discuss the number of lamppost poppies to order

NALC have advised that the lamppost poppies are now available to order. After discussion the Council **resolved** that the Council orders 250 for the 4 parishes to be delivered to Cllr Atkinson. The Clerk to email the member of the public who has volunteered to help put them up. The Council also resolved that the poppies would go up each year on 31st October and be taken down no later than 20th November. Cllrs will have a count up of lampposts and should it be needed, up to 100 more be bought.

53/21 To note the response to Planning Application 22-00663-HSE, Lower Barn, Upper Row, Dunham

Having visited the site, Dunham Parish Council wishes to **object** due to the following concerns for consideration, based on our observations and reading the previous planning conditions:

1. Planning History and Design and Visual impact

This plot was developed in 2007 and an application was made to Bassetlaw District Council. As part of the Conditions for that Planning Application (14/07/00003/R), the council made the following points when granting permission 'no building, extension or structures shall be erected or placed within the curtilage of the dwelling(s) hereby permitted.

REASON: The erection of extensions etc., as 'permitted development' may create difficulties both in terms of the overall appearance of the extended dwelling and the relationship with its neighbours.

This condition alone should make it impossible to erect any building.

2. Road Safety and Parking

The original 2007 decision specifically cited the parking spaces and garage shall be retained for that sole purpose at all times.

REASON: To ensure adequate off-street car parking, in the interest of road safety. Currently the owner has space for three cars to be parked, one in the garage and two other parking spaces. If this garage was to go ahead then it would not be possible for the owner to access the existing garage, whereby reducing the number of cars to be safely parked off road to two. (Contradicting the planning application which states there would be no change to the number of cars that could be safely parked).

The Planning Application states that this is not a new access- it is adjacent to an existing access. The Parish Council feel that since the access to the garage will be directly from Upper Row and not from the shared drive, this is effectively a new access. For safety, the original 2007 planning detailed access to all three properties from the off- road, shared drive.

The current planning application would override the constraints of the 2007 planning decision with regard to Road Safety.

3. Access/traffic

The original 2007 decision incorporated a shared drive for access to the three properties, Field House, Garden House and Lower Barn.

The proposed garage would result in the residents of Field House and Garden House having a considerably restricted view when exiting the drive. That is to say, any vehicle would have to drive quite a way forward to have clear sight of any oncoming traffic. At the moment drivers can see over the low wall which is currently in situ, making it a safer exit. Looking at other properties on Upper Row, all have a clear view when exiting their drives.

The Parish Council also felt that any large vehicles could struggle to serve the other two properties (e.g. oil deliveries) because Upper Row is such a narrow road.

4. Water Meter

It would appear from the planning application that this build would cover access to an existing water meter solely for Field House. Consideration would have to be given to addressing this issue.

54/21 To Progress the Jubilee Wildlife & Environmental Project

Cllr Barden has contacted the owners of the Barn on the bend in Ragnall and they are willing to allow an area of rewilding, tree planting, pond and wildflowers on their land. Cllr Lovett agreed for land at her property to be used at Whimpton Moor for the same purpose and will contact the MeadowMakers Project manager to discuss the possibility for her land, Cllr Lovett to also approach neighbouring businesses and properties in Whimpton Moor and Darlton to see other sites can be attained for these areas. Cllr Barden will also put the MeadowMakers Project Manager in contact with the owners of the Barn in Ragnall to discuss options. The MeadowMakers Project Manager is going to order owl/bat/bird boxes and hedgehog houses for the project. After further discussion, the Council **agreed** that Byron Close in Darlton could be a potential site for wildflowers, Cllr Barden to relay this to the Project Manager. Cllr Oldfield mentioned the idea of Geo-Cache for some or all of the sites in the future.

55/22 To Receive an update on Fledborough Broadband

Cllr Atkinson reported that Evolve Ltd are hopeful they can deliver a potential scheme for the majority of the properties in the parish, depending on what can be classed as 'a business' to obtain the additional government funding. Cllr Atkinson to provide the Clerk with the contact email for the Project Engineer and see if he is willing to come and give a brief plan/overview of how the project would happen to the September Council meeting.

If any residents have further questions, they can also contact the Notts County Council Broadband Engagement Officer and his Better Broadband for team using enquiries.broadband@nottsc.gov.uk or by phoning 0115 977 2532.

56/22 To Receive Councillor's/Clerks' Reports including Road Traffic Accidents:

- **Noting of Accidents** – 3 car-shunt coming into Dunham from Ragnall in May 2022.

New Highways issues, Cllrs report via the online tool (ideally with photos) in first instance whenever possible and let the Clerk know the reference number, then at each meeting any unactioned reported items the Clerk will escalate to the County Cllr/District Cllr, Highways Manager/Waste Managers.

The following items have been raised with the Highways Authority Manager so that these matters can be investigated and finally resolved. Each month the Clerk chases the Highways Manager and the Parish Council adds to this list while awaiting a reply:

Outstanding Items (chased monthly with the Highways Manager and being discussed with the new area manager at the site meeting with Cllrs Barden & Ballinger on 15th Nov 2021) Highways Manager Response in italics:

- **White lines & white 'Slow' marking on The Green** – The Highways Manager looked at the blind corner of The Green/Horne Lane and the cars parking near the junction increase the safety problem. The Highways Manager will arrange to repaint white the road markings and write a double dotted line on the road together with a 'slow' marking near the post box on The Green. *23.12.2021 - The renewing of the white lining on the carriageway at the junction of Horne Lane/The Green has been ordered. This type of work is due to commence in the Spring of 2022. 03.06.2022 White Lines repainted but no 'Slow' sign painted. 24.06.2022 SLOW Sign painted – **Item Closed 14.07.2022***
- **Large Pothole on Cocketts Hill** – Cllr Ballinger has reported a photo of the pothole to Notts County Council via the App in April 2022. **Hole repaired – Closed 14.07.2022**
- **4 Long Row Cottages Flooding** - The Drainage Manger and Principal Flood Risk Manager are working together to find a resolution to this issue. The resident has been contacted by a member of the Flood Risk team at NCC. The Council would like to be copied in on the final resolution for information purposes, request that Highways Manager provides a copy of the report. *23.12.2021 – The flooding issues at 4 Long Row Cottages are currently being investigated and if I receive any further updates, they will be forwarded to the Parish Council. 16.06.2022 the County Drainage Manager advised "This particular issue is something that I've looked in to. It has been awaiting a further drainage investigation, at my request, to try and establish the cause of the issue, but we just haven't been able to prioritise an attendance as yet due to the backlog of other issues Countywide.*

The information in the letter from the resident to Cllr Ogle is really helpful and actually negates the need to attend for further investigation. It's clear that we need an assessment of the levels to see if the recently installed pipe can be replaced with one at the appropriate level for the water to drain away. This is something that I'll need to request that my colleagues in the Highways Design Maintenance team carry out. I'll submit a request to them tomorrow and then advise you when I receive a response to indicate what timescale we may be looking at.

In terms of when the works might take place, the Structural Drainage budget, which I manage and is designed to deliver such works, is allocated in advance of each financial year. This means that I will be unable to fund any required works this year, but any required works could potentially be considered for funding in next year's programme.

We need to know what any proposed works will consist of before any further decision can be taken, so let's see where things are once the levels have been assessed.

- **Children Playing/Playground Signage REF HAMS 4302792** - the Parish Lengthsman advises that on Low Street near the Village Hall, there is no Children Playing/Playground Signage. Reported to Highways Manager 19.04.21. Highways Manager agreed no signage was there so this would be looked into for potential signage installation. The Highways Manager asked Ruth Eyre Highways Liaison Coordinator (HLC) to provide the PC with an update. 01.10.2021 HLC asked for a google earth map of the location of the play area, map emailed to HLC. 07.12.21 HLC confirmed this is submitted on the Highways Programme for 2022/23. 15.06.2022 *The 'children playing' sign on Low Street will be provided this current financial year – I'm sorry I can't be more specific on timescales, as there have been a number of staff changes in the section that deals with these so I can only say that it will be provided in due course.*
- **Official Naming of the Road to the Church in Fledborough** - Google Earth now says that the road to the Church is called Hollowgate Lane, which is also the name of a similar road to the south in Marnham Parish, however, the road to the Church has always been known as 'The Lane' by local residents and Cllr Bean advised her house documents say it is called 'Access Road', it has no Bassetlaw Council Street Name Plate – The Council would like to ascertain from Bassetlaw Street Naming Dept what name they have on file for this road? 11.05.2022 Bassetlaw St Naming Dept replied to advise *"I wouldn't take what Google has to seriously as they have a lot of roads that are incorrect. However, we don't have an official street name on our base maps which comes from Ordnance Survey. The properties along this road appear to be under Access Road, Fledborough"* Cllr Atkinson prepared a multiple-choice questionnaire round the 5 properties (1 vote per adult or per property?) and spoke with the local residents regards what they want the road to be named. The result was **Sweet Apple Lane**, the Council resolved to ask Bassetlaw to official name it Sweet Apple Lane and have a street name plate erected. Cllr Barden added that it was agreed several years ago that Main Street in Ragnall should have street name plates at either end of the village and requested that Bassetlaw come and install those nameplates at the same time as the new one for Fledborough.
- **Dedicated public highway access St Oswalds Church to Church Walk**
At the May meeting members of the public expressed concern over the closure of the access to the public along this route. Cllr Barden explained that she had been in contact with the Highways Officer at County Council regards the matter of the closure of the public highway, because the County Council have stipulated in their response to the planning application for the conversion of the church the following:
"It should be noted that our records suggest that the footpaths linking the church to the A57 and Church Walk, together with the area located directly in front of the entrance into the building are dedicated as public highway. These areas must remain available for public use."
The Council has contacted Bassetlaw Planning Dept for their views because the red line looks as though part of the dedicated highway is showing within the curtilage of the church's new owner, BDC have advised:
*"With regard to public rights of way, there is no specific reference within the planning permissions, however, the granting of planning permission **does not override** any existing legal rights of way. The closure of a right of way, etc would be a matter initially for the County Council to resolve and there are appropriate procedures to follow.*
The red line application site refers to the land to which the application relates, however, the granting of planning permission does not override any existing legal rights of way or third-party rights of ownership."
After talking with the highways officer at the County Council, they have clarified that:

“The whole path from the A57, under the church, in front of the church door and onto Church Walk is a public highway of Notts County Council.”

The highway has been closed by the new owner of the church at the archway (which they do not own) and has erected signage which states:

“This is no longer a church. It is a private residence. To access the graveyard entries are via the A57 and the Green Thank you.” And *“Over the last year large pieces of stone have fallen. For health & safety reasons, and by the recommendation of the Highway Authority, the gate is closed until further notice”*

The County Council Highways Officer advised that *“To close have an official Urgent Footpath Closure, the applicant has to send in an Urgent Footpath Closure form to the County Council and pay the appropriate fee and display the correct temporary notices and provide alternative route access. The signage is the wrong signage and not county council authorised signage.”*

The Council has chased the Highways Officer for regular updates and on 6.07.2022 was advised that they wrote to the new owner of the church and said *“Your details and email of 13 May 2022 have been forwarded on to myself to look further into the matter of the extent of adopted area at Church Walk Dunham on Trent.*

The plan previously submitted to you shows the adopted area shown green and is historically the extent of adopted highway for public access to the church. This would have been brought to your attention as part of the purchase of the building – I see from our records that you enquired in August last year about the process for having the adopted highway stopped up prior to the purchase.

As part of the planning process, included within the Highway Authority’s response to Bassetlaw DC was that the footpaths linking the church to the A57 and Church Walk, together with the area located in front of the entrance into the building are dedicated as public highway. Therefore, these areas must remain available for public use. I understand that these areas have been closed off by yourself. You state in your email of 13 May that the Church of England was unable to provide any documentation as to when and why it was adopted. This would have been public highway for visitors to the Church from the time of its construction which I understand to be 15th Century so obviously this would prove difficult to provide official documentation from this era.

*You should be aware that for any public adopted highway to be permanently closed off, it needs to be permanently extinguished, with prior approval from the Highway Authority, by the process of a Stopping Up Order under S116 of the Highways Act 1980 which is a legal process through the Magistrates Court, completely funded by the applicant. The whole Stopping Up process may be challenged by anyone wishing to do so in the court and should an objection be received; the Order would not be successful. The applicant will need to fund the Stopping Up Order process, which can prove costly, even if unsuccessful. My colleague, Jo Hage, has sent emails to yourself with attachments regarding the process for a temporary closure whilst you carry out the necessary repairs to make the building safe so that the public highway may be reopened, and not remain closed without approval. **In view of this, the public highway should remain available for public use, and if works are to be carried out to the building which requires a temporary closure to the public highway**, then approval from the Highway Authority should be sought as per the email from Jo below.”* 12.07.2022 Cllr Barden has spoken with the Highways Manager to clarify and emailed to confirm as follows: *“The public footpath should be open until Mr Waddingham seeks a proper closure order from Nottinghamshire County Council, Highways Department, which you suggest could take approximately six weeks.”*

After discussion, the Council **resolved** that because the owners of the church were emailed by the County Council on 6th July instructing them to keep the walkway open, and that so far the owners have not removed the barriers and signage, to email the new owners of the Church to point out that they were told on 6th July to open the public highway and they must do so immediately, if they don’t the Parish Council will inform the Highways Manager at the County Council and request that they may take legal action to force open the public highway until the proper temporary closure order has been granted.

New Items:

- **Cllr Atkinson** – Gave an update from the Village Hall Committee meetings and potential ideas which were put forward to increase events and activities at the hall.
- **Cllr Barden** – Will be writing to the Ramblers Association regards establishing a right of way through the Churchyard from the Green to the Public Highway area in front of the church entrance.
- **Cllr Thorpe** – Will be contacting the local Police and ask Cllr Booth to also raise the matter at the quarterly Police meeting, regards reckless speeding motorbikes through Fledborough.

- **Cllr Ballinger** – Gave a report from the Bassetlaw South East Forum meeting and the Clerk mentioned the new way Bassetlaw’s Neighbourhood Plan Team would like to potentially deliver Neighbourhood Plans in future, the Clerk agreed to keep the Council informed of progress of this elsewhere.
- **The Clerk** – mentioned that as there had been no May meeting and there’s no meeting in August, would the Council consider going from ten meetings a year, to six, meeting bi-monthly the same way that the neighbouring parishes of Normanton-On-Trent, East Drayton and Laneham meet, and to potentially look to start meetings earlier at 6:30pm (depending on work commitments for Cllrs). **Action**, Clerk to add to the September agenda.
- **The Clerk** – Mentioned that if Cllrs have any Lengthsman type work they would like undertaking across the parishes, to email the details (with photos if possible) to the Clerk, so that S.Ashworth Diggers can be asked to undertake the work. **Action**, Cllrs to email the Clerk.

57/22 Closure of Meeting

There being no further business, the Chairman thanked everyone for their contributions and closed the meeting at 9:30pm.