

# 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 **12<sup>th</sup> Oct 2021** at Dunham Village Hall, the meeting commenced at **7:00pm**.

<b>Council Members &amp; Officer Present</b>	Cllr Madeline Barden	Chairman
	Cllr Vera Ballinger	Cllr Ian Oldfield
	Cllr Emma Thorpe	Cllr Carole Booth
	Cllr Adrian Stapleton	
	Current Vacancies	Darlton: 2
<b>Also, Present</b>	Ed Knox	Clerk/Responsible Financial Officer
	0 Members of the Public	
	Dist Cllr Shirley Isard	
	County Cllr John Ogle	

➤ Public Forum  
None.

## 59/21 To receive apologies for absence

The Council **resolved** to accept the apologies of Cllr Atkinson due to child care, and Cllr Watkinson due to Covid self-isolation.

## 60/21 To receive declarations of interest None.

## 61/21 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.

## 62/21 To receive reports from County and District Councillors

**Dist Cllr Isard** – Advised that she did not agree with the Bassetlaw Local Plan in its current format and has voted to delay it.

**Dist Cllr Stanniland** – Did not attend.

**County Cllr Ogle** – Also advised that the Conservative Councillors are against the current format of the Bassetlaw Local Plan due to the main fact that it aims to have 591 new build homes across the District per year which is in excess of the Central Govt target of 290, and it provides no justification for this vast increase. Additionally, a large 10,000 home development is planned at Babworth Parish located between Five Lanes End Roundabout at Apleyhead and goes back as far as the railway line at Morton.

## 63/21 Finance:

### 1. To Approve Payments:

The Council **approved** the following: -

<u>Payee</u>	<u>Item</u>	<u>Amount</u>
123 Reg Ltd	Website Domain Renewal 2021	£14.39
Visatprint Ltd	Leaflet Printing	£20.24
S.Ashworth Diggers Ltd	Play Area Maintenance	£120.00
Holmes Ground Care	Dunham Play Area Grass Cutting Sep	£135.00
Playdale Ltd	Replacement Play Area Parts	£280.25
<b>Total Payments</b>		<b>£569.88</b>

### Receipts:

<u>From</u>	<u>Item</u>	<u>Amount</u>
Bassetlaw District Council	2 <sup>nd</sup> Half Precept	£6,731
Bassetlaw District Council	2 <sup>nd</sup> Half Concurrent Grant	£17.00

Bassetlaw District Council 2<sup>nd</sup> Half Street Cleaning Grant

£244.00

**Total Receipts**

**£6,992.00**

**Bank Balance**

**£21,702.48**

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.

64/21 To Note Any New Planning Applications Received

**21/01303/FUL Erect Four Detached Dwellings and Construct Shared Access Land to The Rear of Briar Lea Main Street Ragnall:**

After discussion, the Council **resolved** to object to the planning application for the following reasons:

- The positioning of the original outline planning application places Plot 4 in line with the other plots, that is to say, not immediately adjacent to the bungalow, Briar Lea. This full application has moved Plot 4 closer to the road and appears to have no regard for the bungalow: this site must be approximately 3 acres in size and yet Plot 4 is only a couple of metres from the boundary of Briar Lea (Ref: page 15 of the applicants Planning Statement). Not only would this proposal completely over shadow the bungalow but it is in front of the bungalow's Main Window. Reference was made to the 45-degree rule, but clearly this proposal must fall short of Bassetlaw's own Supplementary Planning Document - A Guide to Sustainable Housing Layout and Design for Bassetlaw, Bolsover, Chesterfield and North East Derbyshire Councils. Copy of appropriate reference is attached. The Parish Council would like Plot 4 to be moved back to the line of the original Outline application, effectively removing Briar Lea's Main Window facing a brick wall, albeit the windows on the new build would be few and be non-habitable rooms.
- There has been care to reflect the style of properties in the village of Ragnall, which is appreciated. However, the proposal is for four five bedroomed detached houses very close together which is not reflective of the detached houses that exist in the village. We acknowledge that the ex-council houses at Roberts Close are closer together than the other properties in Ragnall, but most have a two-driveway distance between each build.
- This type of closeness or density is more reflective of urban development's where land is at a premium: this is not the case with this application. Again, with reference to the previously cited Planning Supplement, 3.16.16 Proposals intended to reflect historic styles or details should retain the scale, proportion and integrity of the original and avoid incoherent and unconvincing copies. 3.16.17 More contemporary approaches should draw on locally distinctive materials and elements and reinterpret them in a way that proves a connection to the place and avoid 'anywhere' development. As stated previously, care has been taken to reflect style and architecture, but its closeness/density has not been reflected and appears completely out of character to the village.
- The Parish Council also has some concern about the level of access to the rear of the properties - on a purely practical level, if machinery was needed to cut hedging or put a horse box in the back into the pony paddock, we are unsure there would be sufficient space.
- The application has created a new boundary: the seat and notice board are on public land and cannot be moved at the discretion of the developer. Included in this are the trees on the highway side, two of which have been marked with green paint. These trees were planted by the parish council, (in agreement with the Highways Department) many years ago and any alteration to their state is the decision of the parish council.
- The application does not clarify the manner in which the sewerage would be dealt with. It would be of no surprise to Highways or Bassetlaw District Council that this village is served by a system already at capacity (as stated by Severn Trent) and properties down the hill suffer from flooding caused by significant surface water during prolonged wet periods. Neither issue appears to have been addressed by the Planning Statement.

In conclusion, there are 5 main reasons the Parish Council object to this current application, all of which are significant and all of which need addressing. We hope the District Council will support the Parish Council's comments and reflect this in their response to the developer.

65/21 To Receive an update from the Village Hall Committee regards Environmental Wildlife Projects

Cllr Barden advised that the item will need to go onto the next agenda because, unfortunately, the Village Hall Committee member has contracted Covid and cannot be here tonight. They have emailed to advise that the committee's plans have already started with the village hall field and reptile gardens to rewild both and plant indigenous and fruit trees.

Cllr Barden handed out copies of the leaflet which Cllr Thorpe kindly designed, to various members for distribution around the parishes. The leaflet encourages members of the public to submit ideas for wildlife projects. Cllr Barden would ideally like someone to volunteer as a coordinator for the wildlife project from a parish council point of view, a Cllr or member of the public who is willing to collate the ideas, work with the primary school and look into potential funding sources.

Cllr Bean agreed to check with National Grid to see if they are willing to donate any funding towards a project. Cllr Barden asked County Cllr Ogle if he has any funding available from his County Councillors fund and asked the Clerk to contact Dist Councillor Stanniland for the same. Cllr Thorpe agreed to approach the Village Hall committee to see if we could hold a wildlife open day event at the Village Hall to encourage public participation. Cllr Barden mentioned she had contacted a Notts Wildlife Trust Conservationist who had provided examples for bird/bat boxes and similar ideas which the Parish Council could potential buy/make.

66/21 To Receive an update about the Lengthsman Vacancy

The Clerk advised that there had been no enquiries into the vacancy. It may be due to the fact that at £13ph for 4hrs a week on a self-employed basis it limits the choice of applicants, because they have to have their own insurance, transport, PPE, tools, equipment etc, however, it may suit someone who has already got the these in place. After discussion, the Council **agreed** that the Clerk can approach someone who has been undertaking various jobs across the parishes for the Council recently, to see if they are interested in the position.

67/21 To Progress a Litter Picking Equipment Idea

Cllr Barden explained that Bassetlaw Council normally loan out litter picking equipment, however, many parishes are now taking up this opportunity and all their equipment was out on loan throughout all of October and there is a 4 to 5 week notice period when requesting equipment. After discussion, Cllr Barden **Proposed**, Cllr Ballinger **Seconded** and the Council **resolved** that **1)** Cllr Atkinson can purchase 12 sets of litter picking equipment from Gauntley's (litter grabbers, pairs of gloves, hi viz jackets, a box of good quality thicker bin liners) and the PC will refund Cllr Atkinson the cost. **2)** Once the equipment has been obtained Council will arrange some litter picks. **3)** The Clerk will email Normanton-On-Trent, East Drayton & Laneham Parish Council's to ask if they are interested in potentially donating an amount to the Council in exchange for being allowed to loan out the equipment for their own litter picks should they wish to do so.

66/21 To Receive Update on a community partnership bid for financial help with improving Broadband

Approximately 20 properties in Fledborough Parish are those that are currently receiving speeds of 0 to 30mbs.

Openreach applied for an adjusted Final Offer which has qualified for demand led function, meaning the Parish Council won't have to sign any contracts. All that is needed is to ensure that voucher pledges the Notts County Council Broadband Engagement Officer is going to help promote awareness of the scheme for sign up once the pledging portal is live. The addresses who can potentially be upgraded to direct superfast broadband are:

- 1, LONG ROW, FLEDBOROUGH, NEWARK ,NG22 0UX
- 2, LONG ROW, FLEDBOROUGH, NEWARK ,NG22 0UX
- 4 ,LONG ROW ,FLEDBOROUGH ,NEWARK ,NG22 0UX
- 3 ,LONG ROW ,FLEDBOROUGH ,NEWARK ,NG22 0UX
- TOP FARM ,FLEDBOROUGH ,NEWARK ,NG22 0UT
- NORTH FARM ,FLEDBOROUGH ,NEWARK ,NG22 0UT
- THE GABLES BUNGALOW ,FLEDBOROUGH ,NEWARK ,NG22 0UU
- THE GABLES ,FLEDBOROUGH ,NEWARK ,NG22 0UU
- CARAVAN ADJACENT TO THE GABLES ,FLEDBOROUGH ,NEWARK ,NG22 0UU

- THE MANOR ,FLEDBOROUGH ,NEWARK ,NG22 0UU
- THE POTTERY ,FLEDBOROUGH ,NEWARK ,NG22 0UU
- MANOR COTTAGE ,FLEDBOROUGH ,NEWARK ,NG22 0UU
- RECTORY COTTAGE ,FLEDBOROUGH ,NEWARK ,NG22 0UU
- THE OLD VICARAGE ,FLEDBOROUGH ,NEWARK ,NG22 0UU
- FLEDBOROUGH HOUSE FARM ,RAGNALL ROAD ,FLEDBOROUGH ,NEWARK ,NG22 0UY
- FLEDBOROUGH HOUSE ,FLEDBOROUGH ,NEWARK ,NG22 0UY
- HOUSE FARM ,FLEDBOROUGH ,NEWARK ,NG22 0UY
- STATION HOUSE ,FLEDBOROUGH ,NEWARK ,NG22 0UZ
- 2, STATION COTTAGE ,FLEDBOROUGH ,NEWARK ,NG22 0UZ
- 1, STATION COTTAGE ,FLEDBOROUGH ,NEWARK ,NG22 0UZ

The cost is:

Initial Estimate – £16,325

Cost Per Premise – £816.25 (funded directly to Openreach by Central Govt Vouchers claimed by Openreach once each property owner gives consent on the on-line portal). **The manager at Openreach advised that the initial offer would be converted to a Final Offer by the end of October and the sign-up portal should be live by the end of November. However, she now expects this will go for a full desktop survey which may take a little extra time. The Clerk will email the Openreach Manager to ask how long this extra time will take, can she do anything to progress matters.**

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@nottsccl.gov.uk](mailto:enquiries.broadband@nottsccl.gov.uk) or by phoning 0115 977 2532.

#### 67/22 To Receive Councillor's/Clerks' Reports including Road Traffic Accidents:

- **Noting of Accidents** – Dunham Bridge was closed on 11<sup>th</sup> Oct due to a crash on the Lincolnshire side in Newton-on-Trent Parish. On 8<sup>th</sup> Oct there was a collision between a tractor and a bike which resulted in the closure of the road for several hours.  
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):**

- **Car Accidents at Coronation Terrace** – Cllr Barden gave a copy of Cllr Booth's email detail the safety of this area to the Highways Manager at the site visit. Highways Manager advised a barrier could cause entrapment issues; however, slimmer bollards or raised curbs could potentially be installed, the Highways Manager will report back as to whether these slimmer bollards could be installed.
- **Signage 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 the road markings and write a double dotted line on the road.
- **Dunham The Green, Potholes** – When Cllr Barden met the Highways Manager looked at the Potholes, took note of these to be repaired. It was clear to see that the east side of the carriageway running north/south of The Green was badly in need of repair. This side was particularly bad because traffic heading both north and south was forced to travel on the east side because of parked cars.  
Unfortunately, the problem of vehicles going onto the verge of the road on the south side of the Green couldn't be resolved. We know that it happens because residents park their cars outside their homes leaving insufficient room for other vehicles to pass, but putting dropped kerbs either end would mean that the verge would be regarded as road worthy and this would not be the case.
- **Dunham A57 Dropped curb Elderly Persons Crossing Signage:** At the July 2021 meeting Cllr Barden Proposed, Cllr Watkinson Seconded that because all the existing road signage is essential, it is imperative that the Highways Manager visits Dunham and considers the most appropriate placement for an Elderly Persons Crossing sign, within the vicinity of the dropped curbing at the crossing point which the County Council installed in 2011, at that time it was recorded in the Parish Council minutes that they promised the Parish Council that signage would be installed but it never appeared. Clerk to Chase Highways/County Cllr for a response.

- **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.
- **Yellow Salt Grit Bins in all 4 Parishes** – Reported to Highways Liaison Officer & Manager 19.04.21 – Parish Lengthsman advises all salt bins need topping up. Highways Manager raised this with Ruth Eyre bring this to the attention of the Winter Maintenance team. Grit bins to be filled later this month and should be completed towards the end of November
- **Children Playing/Playground Signage** - 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 R 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.
- **Cocketts Hill** – Was discussed with the Highways Manager, Cocketts Hill is a narrow road leading into Low Street which links the Laneham Road to the A57 at the White Swan. For a number of years, we have been trying to a) make this stretch of road accessible to pedestrians and so far, failed, mainly due to cost and b) stopping cars travelling west ‘queueing’ at a blind bend on the A57 to turn right onto Low Street, using this as a short cut to the Laneham Road. We believe our proposal negates the need for excessive cost and resolves our two long term problems. If Cocketts Hill is made One Way (vehicles able to travel southerly, down Cocketts Hill) then there would be sufficient space for a pedestrian walkway to be ‘lined’ on the road. It would require a No Entry sign at the bottom of Cocketts Hill, immediately after the crossroads of Upper Row and Chequers Lane.  
The PC have informally approached those houses affected by the change and they are in agreement. The Highways Manager agreed to look into this proposal and report back to the Parish Council.
- **Damage to Railings at side of Low St Junction with A57 Reported to Notts CC – Ref CSC363223434** – Where a low loader carrying a Fairyland/Mushroom Lodge meant for Sundown Adventureland’s new overnight accommodation, reversed into it on 3rd Sept when it went the wrong turn looking for Treswell/Rampton and smashed the railings.
- **Overgrown Pavement, Laneham Road between Gauntley’s to the junction with Dunham Road, Laneham Ref CSC361621705** – The pavement is overgrown with vegetation like a lawn in places. Photos and description of the problem has been sent to Notts County Council.

#### New Items:

- **Bank Mandate** – The clerk has received all the signature forms and associated proofs of ID and will submit this to Unity Bank this week.
- **Cllr Bean – Ref CSC353240786** The damaged County Council Road signs in Fledborough are still outstanding, reference number says that the job is closed as complete but no work has been undertaken, to be escalated to the newly appointed Highways Manager.
- **Cllrs What’s App Group & Mobile Numbers** – Agreed that the cllrs will set their own What’s App Group up for general information sharing. Clerk to email around Cllrs the mobile numbers.
- **Cllr Oldfield asked if the Bassetlaw Road Sweeper** could come through Dunham, Cllr Barden explained that it is allocated 3 visits a year by Bassetlaw, agreed that the Clerk will request a sweeper visit with Bassetlaw.
- **Cllrs Booth & Ballinger – Ref CSC371013990** - Overgrown footpath between A57 and St Oswalds Park adjacent the unfinished long term empty property on the A57, overgrown vegetation and brambles. To be reported to Highways to investigate to arrange cut back.
- **Cllr Barden – War Memorial Service** has been booked for November and a wreath is on order. Attended the Bassetlaw South East Form meeting which mainly focused on the Bassetlaw Local Plan and together with Cllr Ballinger attended the Notts County Council meeting at Worksop.

#### 68/21 Closure of Meeting

There being no further business, the Chairman thanked everyone for their contributions and closed the meeting at 8:55pm.