

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 **9th Sep 2025** at Dunham Village Hall, the meeting commenced at **6:30pm**.

Council Members & Officer Present

Cllr Ben Lee
Cllr Madeline Barden
Cllr Vera Ballinger
Cllr Ian Oakden
Current Vacancies
Ed Knox
0

Chairman
Vice-Chair
Cllr Lucy Atkinson
Cllr Rachel Bean
2
Clerk/Responsible Financial Officer
Members of Public

Also, Present

➤ Public Forum
None.

41/25 To receive apologies for absence

After discussion, the council **resolved** to accept the apologies of Cllrs Sergison, Hutley & Watkinson.

42/25 To receive declarations of interest

None.

43/25 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.

44/25 To receive reports from County and District Councillors

Dist Cllr Griffin – Did not attend.

Dist Cllr Stanniland – Did not attend.

County Cllr Limber – Did not attend.

45/25 To consider sending a response to the Local Govt Reorganisation Consultation

The Central Govt is considering two options:

- One new unitary authority combining Nottingham, Broxtowe, and Gedling, with a second new unitary authority for **Mansfield, Ashfield, Newark and Sherwood, Bassetlaw and Rushcliffe**. This is known as **1b**.
- One new unitary authority combining Nottingham, Broxtowe, and Rushcliffe, with a second new unitary authority for **Mansfield, Ashfield, Newark and Sherwood, Bassetlaw and Gedling**. This is known as **1e**.

The only difference between the two options put forward is whether the new Unitary Authority where we are located includes the former Gedling area or the former Rushcliffe Area. After discussion, the council **resolved** to support option **1b**.

46/25 To discuss Cllrs appointed to Dunham Village Hall Committee

After discussion, Cllr Barden **Proposed** and the council **resolved** to revoke the 2 parish councillors appointed to the Village Hall Committee of Management, until such a time whenever the village hall has adopted/reviewed/updated all required policies/procedures which may be necessary by law, insurance prepossesses, &/or best practice to offer protection to representatives appointed by the Parish Council. From today onwards, any parish Cllr choosing to be on the Village Hall Committee of Management will be so as a volunteer member of the public, not appointed by the parish council.

47/25 To discuss the update from MeadowMakers

MeadowMakers have advised that:

- Reptile Gardens is no longer on the list due to the renter choosing to use the land differently to a meadow.
- Whimpton Moor and Ragnall Meadow sites are now managed by the owners.
- Due to workload MeadowMakers cannot continue to
- MeadowMakers are happy to continue to keep mowing paths and maintaining two of the Parish re-wilding projects at the land behind the Village Hall at Dunham (now planted as woodland, with paths for community access) - and the paths and meadow at the Potteries in Fledborough.

- MeadowMakers have done approximately 40 hours maintaining cutting wildlife paths in Dunham churchyard, and 6 maintaining Fledborough in 2025, however, they cannot commit to do these two sites anymore.
- From the start of the 2026 season MeadowMakers will volunteer time for free to maintain these two sites. Regarding the invoice for 2025/26. £1540 was budgeted for however, due to the above, MeadowMakers are happy to drop my bill from £1540 to £1200 to account for the fact that I won't be doing the churchyards from August and the reduced meadow sites needing MeadowMakers attention.
After discussion, the council **resolved** to Accept the lower invoice for this year but offer to pay a reduced rate to MeadowMakers for 2026/27 onwards of £700 for the cutting of the two aforementioned meadows.
The cutting of the meadow footpaths in Dunham and Fledborough church to be added to the next agenda.

48/25 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 – Two Months	£194.68
AJG Community Schemes	Insurance Renewal	£1,208.97
PKF Littlejohn LLP	External Audit	£252
Notts NALC	Cllr Hutley Training	£45
Cllr Lee	Milage to Calverton Training	£21.15
Total Payments		<u>£1,721.80</u>

2. Receipts:

<u>From</u>	<u>Item</u>	<u>Amount</u>
None		£0
Total Receipts		<u>£0</u>
Bank Balance		<u>£29,316.93</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.

3. To Book the Village Hall for Remembrance Sunday refreshments following the meeting at the war memorial on Remembrance Sunday:

After discussion the council **resolved** to book the hall on 9th November in the Main Hall between 10:30-12:30, cover the hire cost and spend up to £100 on provision free teas/coffees/soft drinks/sandwiches/cakes for those attending. Cllr Lee to arrange a few volunteers for setting up, washing up, and clearing up.

49/25 To Note in the Minutes the response to any planning applications via the scheme of delegation and decide on a response to One Earth Solar Planning Inspectorate Application

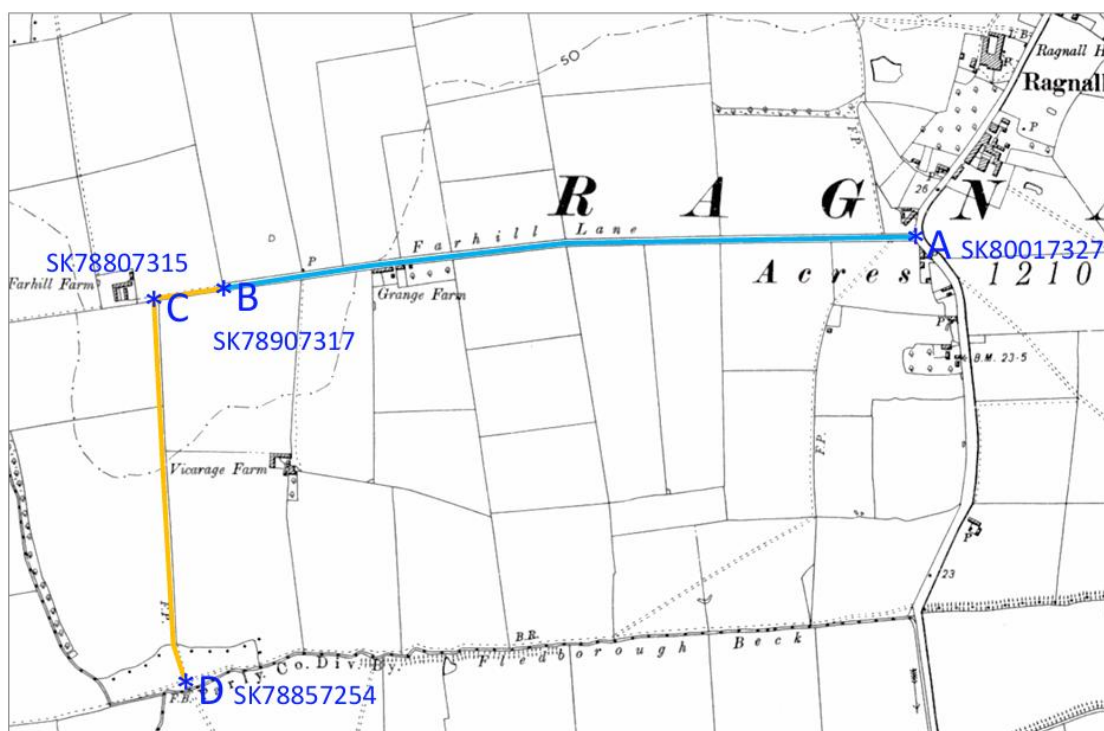
The Council **noted** the following which have been responded to via the scheme of delegation:

- **24/00161/ENF - Aria House the Green Dunham Retrospective Application for a Front Boundary Wall –**
Bassetlaw Planning have advised: *“The recently refused planning application was submitted in order to address an ongoing District level breach of planning control, namely the erection of a wall above 1m adjacent to a highway used by vehicular traffic. During the consultation procedure for the retrospective planning application, NCC as the local highway authority, confirmed that the wall has been constructed on the footpath and therefore highway land. NCC also raised highway safety concerns.*
This makes the matter somewhat complicated as the Town and Country Planning Act 1990 (as amended) seeks to secure compliance with planning laws against landowners, which in this case involved NCC. Consequently, this matter has therefore been referred to NCC to take the necessary action in order to remedy any breach of the Highway Act, which in turn will remedy the Planning Act.
I will endeavour to keep you updated with NCC’s response (and any action they intend to take), however, you may want to contact NCC directly in relation to this matter, so as to avoid confusion and/or delays in communications.” Response from Notts County Council Highways Assitant District Manager 9/8/2025 *“I was made aware of BDC response from July only yesterday. I am currently in communication with the owners’ solicitors to hopefully resolve this issue.”*
- **25/00639/FUL - The Construction, Operation and Decommissioning of a Battery and Energy Storage System (BESS) and Associated Infrastructure - The Construction, Operation and Decommissioning of a Battery and Energy Storage System (BESS) and Associated Infrastructure Land North of Polly Taylors Road High Marnham -** The Parish Council responded as follows: *“The Council has nothing further to add beyond what was said previously in response to 24/01138/FUL”.*
- **25/00689/LBA Replace the Two Front Windows and Front Door 3 Watsons Cottages, the Green Dunham -** The Parish Council responded as follows: *“The Parish Council supports the application.”*

- **25/00510/LBA - Listed Building Consent for the Change to the Layout of the Existing Trusses within the Roof Construction to Decrease the Massing in Brickwork to the Rear Walls Approved under 24/01284/LBA Whimpton House, Darlton** - The Parish Council responded as follows: *"The Parish Council supports the application."*
- **24/01471/FUL - Proposed Development of a Compensatory Flood Management Area Comprising the Excavation and Exportation of Soil, the Reprofilling of Land, a New Vehicular Access and Egress, the Reinstatement of Vegetation and Associated Works. Land Southwest of Church Laneham Chequers Lane Dunham** – The Parish Council responded as follows: *"The parish council has nothing further to add beyond what was already stated in the previous SCR application."*
- **25/00967/PDN Former Poultry Shed Darlton Road Ragnall - Prior Approval for a Proposed Change of Use of Existing Poultry Shed Building to Five Dwellings (Class C3)** – The Parish Council responded as follows: *"The Parish Council supports the application with the following reservation, the only concern is that the access for the new houses is straight onto the busy A57, please ensure a full consultation with the Highways Dept at Notts County Council is undertaken to ascertain the safety for the access."*
- **FarHill Lane - Modification Order Application (ref:1265) in Ragnall, Notts. Grid Ref SK7890073170 – Notts County Council propose the following** *"apply for an order under Section 53(2) of the Wildlife and Countryside Act 1981 modifying the Nottinghamshire Definitive Map and Statement for the District of of Bassetlaw by*
 - Adding a bridleway from point A on Main Street, Ragnall, to point B on Far Hill Lane, Ragnall.
 - Adding a bridleway from point B on Far Hill Lane, Ragnall to the parish boundary.
 - Adding a bridleway from parish boundary to point D on Darlton BW1.

And shown on the attached map:

Ragnall Far Hill Lane Bridleway to Darlton BW1
1900 OS 6" – at A4 size scale about 1:7100



The Parish Council **resolved** to *"support the application, and to add that the Council would like to add that just to have Far Hill Lane back again without the proposed new bridle way from point C to D would be a welcome return. Or that the proposed link could be a footpath, anything that would make having somewhere to walk in Ragnall more acceptable to all concerned. There are significantly few places to walk in this rural village, and those footpaths that do exist are hard to use because the designated footpath gets so overgrown with crops. Far Hill Lane was always a well-used footpath and was enjoyed by many of the local residents. The Parish Council urges that a decision is made fairly soon because there is an NSIP application in process putting solar panels in adjacent fields and potentially where the proposed new bridle way would be, therefore, it would be to everyone's advantage to have a decision as soon as possible to ensure appropriate conflict is avoided."*

- **Hollowgate Lane, Marnham to Opposite St Gregory's Church Fledborough - Modification Order Application (ref:1098) in Marnham & Fledborough, Notts. Grid Ref SK 803030 704590 - Notts County Council would like comments from the PC on the below application:**



The Parish Council **resolved** to send in the following comments after Cllr Oakden's attempt to walk the proposed path: "On reaching the viaduct on top of the flood bank as indicated it is impossible to continue in a straight line due to established trees, hedging and banking to the perimeter of the former power station site. Therefore, you need to drop down the flood bank embankment and go through the next archway to access the other side of the hedge and trees.

On reaching the power station outlet dyke there is no bridge or means of crossing at that point (unless the County Council are going to arrange a bridge) To cross the dyke you have to walk down to the original footpath bridge.

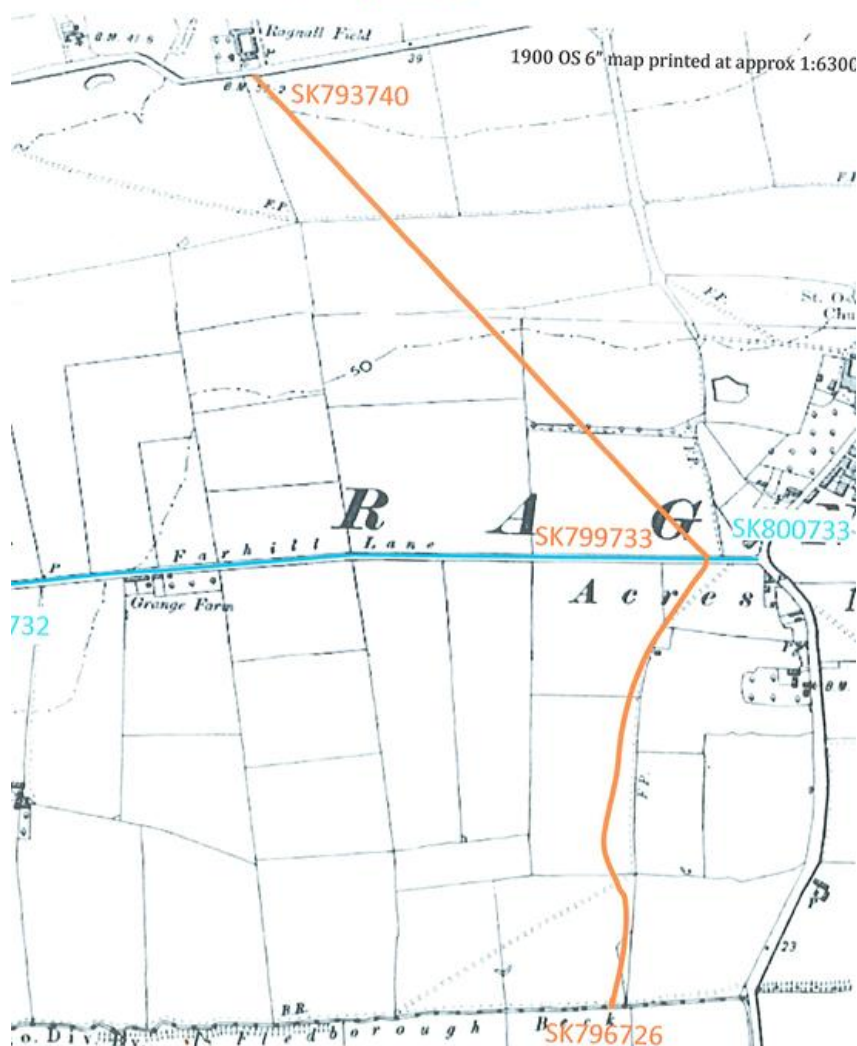
The trees and hedging that would have to be destroyed is a wild life haven with the likes of badger setts etc. The view from the original foot path that follows the river is more attractive as you follow the length of the Trent and has the benefit of the existing bridge over the power station outlet dyke.

Most walkers in the area tend to follow the river which they can access from the Brownlow or take a break at the Brownlow etc. Also caravan visitors at the Brownlow access the original footpath. A blue line on a map is easy to achieve in practice but it is going to be expensive and disruptive.

The proposed route causes potential privacy disruption to the east elevation of The Manor House Fledborough."

- **Adding a footpath from the A57 to Ragnall Bridleway No.3 - Modification Order Application (ref: 1217) in Ragnall, Notts. Grid Ref SK 79858 73404 - Notts County Council would like comments from the PC on the below application:**

1. Ragnall Enclosure Public Footpath Application
2. Farhill Lane Public Footpath Application



The Parish Council **resolved** to send in the following comments: “supports this application and hopes this is put through as an official footpath before the solar farm is installed.”

50/25 To Receive Councillor’s/Clerks’ Reports including Road Traffic Accidents & County Council Highways Matters:

- **Noting of Accidents** – An accident on the A57 between Darlton & East Markham, car in ditch. 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:

County Council Item	Issue/Detail	Potential Solution	Progress Made
Darlton – Highways Safety issues & speeding A57	A local resident of Darlton advised potential speeding issues on A57 in the village and poor signage.	Notts Police to come do speed checks and Notts County Council Highways Manager to look at what additional signage could be possible, particularly any which encourages drivers to slow down and make them aware of the playground and school children crossing.	01/09/2025 Interactive Speed Sign Installed – Item Closed.

Dunham – Laneham Road	No Bus shelter	School Children (7 at present) have no shelter	25/07/2025 – Bus Shelter Installed – Item Closed.
Dunham – Coronation Terrace A57	Cars smashing into the houses on Coronation Terrace	Request for Bollards/Barriers to prevent the impact into the homes.	11/09/2024 – Request to Highways Manager to contact Cllr Watkinson and meet on site to discuss potential solutions. 05/11/24 Chased Highways Manager for an update. 06.11.2024 Assistant District Highways Manager advised “<i>I have contacted Cllr Watkinson to arrange a site meeting over the next 2 weeks.</i>” 15/01/2025 – Chased again. 28/01/2025 – Site visit with Cllrs & Sarah Hird undertaken – Sarah agreed that the only works they can do is to level out one of the manhole covers on the road and install some red surfacing. 12/03/2025 – Clerk chased Sarah for an update on when these works will be undertaken. 13/03/2025 – Sarah update “<i>The manhole cover has been inspected (INS 19268934) and passed to Anglian Water under a Section 81 notice reference JKS8104591819-S81-UW for attention. With regards to the red surfacing, this has been logged under INS 19268956 requesting for the existing to be refreshed, unfortunately I do not have a timescale at this present time.</i>” “ 09/07/2025 – Chased Again 19/08/2025 – Assistant District Manager advised “<i>these are being chased up, but unfortunately I have no timescale at present time for the works.</i>”
Pavement Siding Up Request - Dunham A57 at the junction with Laneham Road to the junction with Upper Row	Pavement encroached with earth and grass, preventing safe access for pedestrians, particularly wheelchair users, pushchairs/prams and mobility scooters.	Request for a ‘siding up request’ to Notts CC team who cut away the earth from the pavement between what 3 words locations ‘armrest.vintages.crispy’ and ‘nuzzling.sailing.partners’	13/11/2024 – Request sent to Highways Manager. 12/03/2025 – Clerk Chased Highways Manager for an update. 13/03/2025 – Highways Manager “<i>This unfortunately is a low priority due to our assessment so won’t be done in the short term. I will request approximate timescales and get back to you.</i>” 09/07/2025 – Chased Again 10/07/2025 – Reply “<i>This is still a low priority. I’ve asked for an update on timescales.</i>”

Cllrs Updates:

- **Cllr Atkinson** – Will be raising with County Councillor Limber that the school busses are starting to refuse 4 year olds with bus passes, solo travel to primary school without a parent/guardian with them. **Fledborough Broadband** - We’re pleased to note that the full fibre installation has finally arrived in Fledborough, after all these years and is now operational.

There being no further business, the Chairman thanked everyone for their contributions and closed the meeting at 8:35pm.