

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 **14th Dec 2021** at Dunham Village Hall, the meeting commenced at **7:00pm**. To comply with Covid Omnicom Plan B laws, the meeting was conducted with all those present wearing facemasks, socially distanced and window and doors to the room open to increase air flow.

Council Members & Officer Present

Cllr Madeline Barden	Chairman
Cllr Kathryn Watkinson	Vice-Chair
Cllr Vera Ballinger	Cllr Ian Oldfield
Cllr Carole Booth	Cllr Lucy Atkinson
Cllr Adrian Stapleton	Cllr Rachel Bean
Current Vacancies	Darlton: 2
Ed Knox	Clerk/Responsible Financial Officer

Also, Present 0 Members of the Public

➤ Public Forum
None.

80/21 To receive apologies for absence
Cllr Thorpe did not attend.

81/21 To receive declarations of interest
None.

82/21 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.

83/21 To receive reports from County and District Councillors
Dist Cllr Isard – Sent apologies.
Dist Cllr Stanniland – Sent apologies due to self-isolating due to Covid.
County Cllr Ogle – Did not attend.

84/21 Finance:

1. To Approve Payments:

The Council **approved** the following: -

<u>Payee</u>	<u>Item</u>	<u>Amount</u>
Holmes Ground Care	Dunham Play Area Grass Cutting Oct	£90.00
S Ashworth Diggers Ltd	Dunham & Darlton Play area repairs and bin emptying	£171.00
Cllr Ballinger	Mileage to Notts CC Highways Meeting	£14.40
Clerk	2 nd Class Stamps	£23.76
Cllr Barden	Chairman's Allowance – Leaving Gift to Lengthsman	£100.00
Cllr Atkinson	GGN Intl Ltd – Litter Picking Equipment	£27.99
Cllr Atkinson	UHH Essentials Ltd – Litter Picking Refuse Sacks	£6.99
Total Payments		<u>£434.14</u>

Receipts:

<u>From</u>	<u>Item</u>	<u>Amount</u>
HMRC	VAT Refund 2021	£1,302.88
Member of Public	Allotment Rent 2021	£8.00
Total Receipts		<u>£1,310.88</u>

Bank Balance **£27,372.08***

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. * £5,000 Wildlife & Environmental Project Budget, £200 Grant Funds currently raised and Ring-Fenced for the project.

85/21 To Note Planning Applications & Planning Committee Hearings Received

Resubmission of 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 original outline planning application placed Plot 4 further back in line with plots 2 and 3) on the 3+ acre site. And although the plans have been revised, referencing comments made by Notts County Council Highways and Bassetlaw District Council's Heritage and Conservation section, the only plot that has not received some form of modification to reflect the concerns of the Parish Council, is plot 4.
- In the Guide to Sustainable Housing Layout and Design, Supplementary Planning Document it clearly states 3.11.13 The relationship between buildings in terms of their proximity should also be designed to avoid buildings that would be unduly imposing or appear overbearing to neighbouring occupiers. And goes on to state: *"Avoid relationships between buildings that result in excessive dominance or overshadowing of habitable spaces."* Plot 4 remains unnecessarily close to the existing bungalow, named Briar Lea, and is some 10 - 12 feet 'in front' of the building line. As a consequence, the plot 4 property will be right in front of Briar Lea's main window. It would make more sense for all four properties to be on the same building line as Roberts Close, (not shown on the developer's plan) or ideally slightly further back. If that was the case, then the bungalow would not have a brick wall as a view and the four new properties would all enjoy a view of the open countryside, win-win all round. As it has been presented, the residents of Briar Lea are having to accept a quite unnecessary and unreasonable negative impact to their quality of life.
- The Parish Council maintains that this development is still more reflective of an urban development because of the density of the overall plot. Apart from Roberts Close, all the older, historic buildings in the village are detached and mostly with land wrapped around each property. Plots 1 and 4 are up to the boundary line, and Plot 1 in particular has a doorway onto the highway boundary, suggesting that a pathway will have to be made across Highway's land in order to access the property. Is it necessary to apply for that? This again is out of character with the properties on the other side of the road, whereby Top Cottages is set back some 20+ metres from the road and Roberts Farm are some 40+ metres back from the road. Both these properties have land both front and back.
- There is an established building line starting with Roberts Close to Briar Lea, Roberts Close has been built with a minimal curve, setting some of the houses slightly further back, but in general, in order to maintain the established building line all the proposed properties in this application need to be set back to be at least in line with Briar Lea or slightly further back.
- 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.
- There has not been a new build in this village for over 50 years: it is really important to our village that this development is not seen as an 'anywhere development'; that these properties are seen to fit in with our agricultural setting and the existing housing stock, not squashed together but reflecting the openness of a community of working farms.

Bassetlaw Planning Committee Hearing - Case No: 21/01201/COU 15 December 2021, 6:30pm, Retford Town Hall

Location: White Swan, Main Street, Dunham on Trent, Nottinghamshire.

Proposal: Change of Use of Land for Static and Touring Caravans

After discussion, the Council **resolved** to send Cllr Booth to attend the Planning Committee, representing the Council and give a 3-minute speech in objection to the planning application as follows:

- The Draft Bassetlaw Local Plan designates Dunham as a 'Small Rural Settlement and as such, too small to support additional housing - and in effect, the 14 static lodges would act as additional housing.
- The applicant has not indemnified and 'need' for this proposal. This site already has a Camping and Caravanning licence for 5 touring caravans and 10 tents. At no time has this site ever been full, indeed it has barely been used at all.

- The site will add to the sewerage system: we have deep concerns regarding the inadequate sewerage system in this village. An additional 14 lodges and 21 caravans will have a significant negative impact on the existing system. Severn Trent has already stated the system is at capacity.
- There will be additional traffic movement at the White Swan junction already experiencing many shunts and bumps. Any additional complexity to this junction has to be regarded as unsafe.
- The new access to the site would be dangerous. Highways has stated 'This would result in a wide junction that could be daunting for some pedestrians.' We totally agree.
- The majority of pedestrians would be pensioners and mothers with children - either walking to the Village Hall for the Post Office, or to school.
- There would be no significant economic benefit to the village: the only outlets are the White Swan, owned by the applicant, and the Indian restaurant. In reality Dunham has a lack of amenities and so tourists requiring basic foods would need to drive to either Tuxford or Newton on Trent. Exacerbating the already dangerous junction.
- With regard to flooding - BDC requested a development not 30 metres from this site to be built with an elevated front door (1 metre from the ground), in case of flooding. Is the applicant right to suggest there are no flooding concerns?

In summary this development:

- runs contrary to the Draft Bassetlaw Local Plan
- has a number of health and safety issues, particularly regarding traffic movements
- will over load a sewerage system known to be at capacity
- will have very limited economic benefit
- will not be served by local amenities/facilities
- contradicts Bassetlaw Planning Dept's own advice on flooding precautions

The Parish Council supports its local businesses but not at the risk of Health and Safety to its existing residents, nor indeed to potential new residents or tourists. Because of the above concerns, the Parish Council believes the accumulative impact of this development is negative and permission should not be granted.

86/21 To Progress the Jubilee Wildlife & Environmental Project

The Clerk has submitted the Notts Local Improvement Grant Application, applications to the Bassetlaw District + Notts County Councillors discretionary grant schemes and written to all local businesses for financial support. Acer Landscapes have kindly pledged to donate £100. A County Council Officer has rung the clerk to acknowledge receipt of the grant application and advised they will be in touch in due course. Cllr Barden has approached the Village Hall Committee who have agreed to pledge £1,000 towards the project. Cllr Barden has agreed a for Sunday 13th Feb as the Community Consultation Day for the project at the same time as the Village Hall Table Top Sale between 11:00 and 14:00. Lastly, the draft leaflet has been discussed with the Village Hall Committee, Cllr Barden has worked with Cllr Atkinson on the content ready for Cllr Thorpe to create the design for Vista Print.

87/21 To Discuss Litter Bin Locations for Bassetlaw Council's Survey

At the Bassetlaw Council South East Forum meeting, the new Environment Services Manager BDC spoke about a review he is undertaking to develop a policy to provide consistency around the emptying of bins and street cleaning in Parish areas. The parishes are invited to be in a pilot group to develop this work advising:

- Location of Bins within your Parish
- Type of Bin
- Who currently empties the bin?
- Relevant Parish contact if not the Clerk
- Sites that might generate additional rubbish e.g., the bridge at Eaton where people go swimming, picnicking in the summer

After discussion, the following list was **agreed** to be sent to Bassetlaw:

Description	Identification/Location
Litter Bin - BDC x 2 Black Traflex	Darlington (Outside Play Area)
Litter Bin - BDC Black Traflex	Dunham Laneham Road (Junction with A57)
Litter Bin - BDC Black Traflex	Dunham (Junction of Low Street and A57)

Litter Bin - BDC Black Traflex	Dunham (Junction of Upper Row and A57)
Litter Bin - BDC Black Traflex	Darlton (Main Road)
Litter Bin - BDC Black Traflex	Ragnall (Main Road near Notice Board)
Litter Bin - BDC Black Traflex	Dunham (The Green, near the noticeboard)
Litter Bin - BDC Black Traflex	Dunham (Outside School)
Litter Bin - BDC Black Traflex	Dunham (Marsh Lane-Bus Turning Area off A57)
Litter Bin - BDC Black Traflex	Fledborough (next to the street light, opposite the church)
Litter Bin - BDC Black Traflex	Dunham (Play area next to Village Hall)

88/21 To Discuss NALC's Civility and Respect Statement for the PC Website & social media

NALC & the SLCC issued a Civility and Respect Newsletter to all parish councils recently, in it, it recommends in the promotion of civility and respect, councils may wish to add a statement to their websites stating that bullying, harassment and intimidation will not be tolerated. The suggested wording for those councils wishing to add a bullying and harassment statement to their websites & social media pages:

"We treat everyone with courtesy and respect and ask for the same in return. We ask that you treat your councillors and council staff courteously without violence, abuse or harassment.

Councillors and council staff have the right to carry out their civic duties and work without fear of being attacked or abused. Any behaviour whether that be verbal, physical or in writing, which causes either councillors or council staff to feel uncomfortable, embarrassed, or threatened, is totally unacceptable.

The zero-tolerance policy includes abuse, aggression or threats made in person, over the telephone or in written communication, including on social media.

The council considers threatening behaviour to be:

- *Attempted or actual aggressive, or physical actions made towards any councillor or member of staff.*
- *The use of aggressive, or abusive language, (including raising of the voice, swearing, shouting or in writing) which threatens or intimidates councillors or council staff.*

This policy applies throughout all council meetings, but it also applies to any councillor or council staff away from council meetings."

After discussion, the Council **resolved** to adopt the above wording with immediate effect and import it to the Council's website and social media pages.

89/21 To Receive an update on Fledborough Broadband

The Clerk has chased the manager at Openreach regards the upgrade of the Fledborough Properties, who has advised the final offer took longer than expected for one of their planners to undertake a full solution design, because they decided that they need to look at this scheme in more detail and ensure the costings take into account a full picture of what infrastructure we have in the ground. The Openreach manager has advised the following: *"The scheme has increased considerably in cost. As you're aware it was with one of our planners who carried out a detailed full solution design on the scheme to check the network and what is available to us. Unfortunately, this identified large costings that hadn't been accounted for in terms of the amount of fibre spine we will need to lay to reach the village but also there is a lot of congested ducting that needs to be cleared before new fibre cables can be laid. The total gap cost is now £371,287 for Fledborough This works out at £18,564.35 per property so definitely no chance of covering with voucher funding! I will assume that you wish to close the CFP and not proceed. I am Sorry that this scheme has not provided a way forward for this community. The Government has already started 'Project Gigabit' which is aimed at helping communities like Fledborough, so my advice would be for the community to wait for this programme which will hopefully help provide a solution for them."* The UK Govt website provides a very complicated explanation of Project Gigabit [Project Gigabit: Phase One Delivery Plan - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

The Clerk asked the Notts County Council Digital Engagement Officer to explain and summarise what Project Gigabit actually is, who has advised: *"The latest information I have available from BDUK (DCMS) is that project Gigabit is the next programme of government sponsored broadband delivery. This focuses on delivering full-fibre connectivity. The Open Market Review process will establish which premises will be eligible to be reached through the project. Eligible Nottinghamshire premises will be packaged into lot 10 along with West Lincolnshire premises. This lot will be offered by a procurement process to a supplier who*

can bid for the work. Procurement is set to begin November 2022, with contract commencement expected October 2023.

As this contract is looking set to be managed centrally, as opposed to the locally managed deliveries such as BBfN, it's a case of providing the information to communities as we receive it. At this stage I cannot advise as to whether the premises will have a solution modelled, however I would expect that they are eligible for inclusion, owing to the current levels of service."

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.

Cllr Atkinson requested that the Council seeks clarification from the Notts CC Broadband Engagement Officer to ask:

- Is Lot 10 included on Project Gigabit within the timescales of Nov 2022 procurement with the Oct 2023 start date?
- Do local people need to do anything? Produce any information or data?
- Will they say Fledborough is too expensive a job to include in Lot 10?
- Is there anything else at all that can be done to improve broadband speeds as an interim measure?

The Clerk will ask the Engagement Officer for clarification.

90/22 To Receive Councillor's/Clerks' Reports including Road Traffic Accidents:

- **Noting of Accidents** – Crash on the A57 at Darlton on Friday 10th Dec 2021, road closed and occupants had to be cut from vehicles involved.

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) Highways Manager Response in italics:

- **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. *23.12.2021 - Unfortunately, reflective bollards at Coronation Terrace are not a suitable option at this location due to the width of the footway. Their installation would result in a footway too narrow to adequately accommodate wheelchairs, mobility scooters etc. **Item closed.***
- **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 white the road markings and write a double dotted line on the road. *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.*
- **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. *23.12.2021 – The potholes on The Green discussed at the site meeting have been recorded and will be inspected in due course.*
- **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. Highways to advise if the sign is to be installed? 23.12.2021 – *The 'elderly persons crossing' sign was mentioned at the site meeting however a suitable position was not found to be possible due to the existing number of signs on the approach to Dunham. **Item closed.***

- **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.*
- **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 confirmed as all refilled 8th Dec by Highways Liaison Officer. **Item closed.***
- **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.
- **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. 23.12.2021 – *Cocketts Hill was discussed at length with Jo Horton at the site meeting. The provision of a white lined 'footway' is not considered suitable as it would offer no protection for pedestrians from passing vehicles, potentially resulting in an increase in accidents, which was mentioned at the meeting. **Item closed.***
- **Damage to Railings at side of Low St Junction with A57 Reported to Notts CC – Ref CSC363223434** – 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. Cllr Ballinger confirmed the repairs are now complete. 23.12.2021 – *This is shown as works completed on 15 November. **Item closed.***
- **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 to request pavement is cleared. 23.12.2021 – *we are aware of this and the work prioritised, however, there is no firm date for works to commence as yet.*
- **Damaged County Council Road signs in Fledborough, Ref CSC353240786** 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. 23.12.2021 – *the works have been issued for the leaning sign and will be carried out in due course.*
- **Overgrown footpath between A57 and St Oswalds Park, Ref CSC371013990** – Public Footpath 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. 7.12.21 The Rights of Way Officer advised that

they have “written to the registered owner (from Land Registry property search) to request the removal of obstructing vegetation from Dunham on Trent Footpath No.1. However, I understand that the owners live abroad (it certainly appears that the house has not been lived in for quite some time) and a response may not be as forthcoming as we would wish. Once due process has been followed, we will have the powers to instruct contractors to undertake clearance work at the owners’ cost but we need to afford the landowner power of reply before proceeding.” Cllr Booth confirmed the footpath from the A57 to St Oswalds Park has been cleared and the overgrown hedge from the empty house and the footpath has been cut back. **Item closed.**

- **Fledborough Speed Limit** – A member of the public approached Cllr Atkinson raising concern that the roads in the parish are national speed limit roads, and asked if the County Council could look to reduce them. Cllr Barden raised this with the Highways Manager at the November site meeting, for the Highways Manager to look into and advise a response. *23.12.2021 – A reduction in the speed limit of a road is safety led, i.e., looking at the accident history of the road, and after consulting with colleagues in the Crash Reduction Team, thankfully there is no accident data. This is not to say that the Highway Authority is waiting for collisions to happen, it is just that we have to ensure that we spend our budgets as effectively as possible, and target the funding in those areas where it is needed the most.* **Item closed.**

New Items:

- **Cllr Bean** – National Grid have now replanted the hedges and reinstated the grass verges affected in Fledborough
- **Cllr Booth** – The abandoned car in the carpark opposite the Maharaj Restaurant has now been removed.
- **Cllr Oldfield BDC Ref 2002504 Notts CC Ref CSC385542875** – The waste left on the pavement outside ‘Reigate’ (between little stirrup and Ingham Villa) on Main St Dunham is increasing, there is bags of hardcore marked ‘help yourself’. Request that the matter is reported to Bassetlaw Council as Fly-tipping and Highways as a pavement obstruction.
- **Cllr Barden** – Gave an update on the recent Bassetlaw South East Forum meeting and has reviewed the draft budget prepared by the Clerk in readiness for January’s meeting. Cllr Barden requested that the Council proceeds with the final drafting of the Reptile Gardens lease via Jones & Co, the Clerk tried to get a quote from Jackson Quinn Solicitors and received no response. The Clerk will contact Jones & Co to proceed with the lease in time for the end of the current agreement on 31st March 2022.

91/21 Closure of Meeting

There being no further business, the Chairman thanked everyone for their contributions, wished everyone a Merry Christmas, a Happy New Year and closed the meeting at 8:40pm. Everyone thanked the Chairman for the homemade mince pies Madeline kindly brought to the meeting and the Clerk thanked everyone for the kind Christmas gift Ed received.