

# Rocester Parish Council

## Monday 9th July 2017 - 7.30pm

### Meeting Minutes

Present - Cllr Green, Cllr Barlow, Cllr Fowell, Cllr Bietowski, Cllr Mellor , Cllr Pierschalla  
 Clerk - Catherine Thompson  
 8 members of the public.

**1. Apologies for Absence - PCSO Elliot, Cllr Smith, Cllr Atkins**

**2. Minutes of Previous Meeting** – Approval of minutes of meeting held on Monday 11th June (previously circulated)

Proposed - Cllr Barlow                      Seconded - Cllr Fowell

**3. Declarations of Interest and Dispensations - None Received**

Cllr Green - Spoke to the meeting there are currently two councillor vacancies on Rocester Parish Council which have been previously advertised both on the Parish Council website and the Village Notice board. An application has been received from Mr Max Pierschalla The Parish Council unanimously voted to co-opt Mr Max Pierschalla to the Parish Council. Declaration of Office, Register of Interest forms will be sent to Mr Pierschalla for completion.

**4. Public Participation -**

- Mr D Yorke - JCB Planning Application. Vote of thanks given to Mr Yorke and to Rocester Camera Club for the use of TV.
- Damage to Memorial Plaque at remembrance garden.  
**Action - Clerk - report to PCSO and repair plaque.**
- Trent and Dove Housing - Complaint by residents. Promise that residents would be vetted.  
**Action - Clerk - Invite Area Housing Officer to September meeting**
- Pathway Eaton Road  
**Action - Clerk - Contact Tent and Dove on residents behalf.**
- WW1 - Church plans ongoing. Battles Over - Rocesters Tribute.
- Doctors Surgery - Complaints  
**Action - Clerk - Forward details of how to raise complaint to resident**

**5. Finance and Administration**

a. Report on Payments to be made

**Income**

<u>Date</u>		<u>Amount</u>
29/6/18	Interest	1.94
	<b>Income Total</b>	<b>1.94</b>

**Expenditure**

<u>Date</u>	<u>Payee</u>	<u>Amount</u>	<u>Tax</u>	<u>Total</u>	<u>Cheque No.</u>
9/7/18	Catherine Thompson	458.86	0	458.86	3736
9/7/18	Anthony Scales	271.50	0	271.50	3737
9/7/18	Janet Gregory	191.18	0	191.18	3738
9/7/18	HMRC	90.20	0	90.20	3739
9/7/18	Active Weed Control	75.00	15.00	90.00	3740
	<b>Expenditure Total</b>	<b>1086.74</b>	<b>15.00</b>	<b>1101.74</b>	

Proposed - Cllr Barlow      Seconded - Cllr Fowell

b. Payment of wages in August - Council Approved the payment of wages in August when no meeting will be held.

## 6. Planning

### a. Planning Applications Received –

**P/2018/00701 Horse Shoe Farm, Old Uttoxeter Road** - Proposal: Erection of a single storey rear extension

**The Parish Council submitted no comment after email confirmation.**

**P/2018/00669 - JCB (Excavators) Ltd Lakeside Works, - Formation of Car Park  
Action - Clerk - Forward concerns stated below to ESBC Planning Officer**

The Parish Council is well aware that that JCB Excavators Limited wishes to expand its production and activities, particularly on the site of its World Headquarters at Rocester and recognises the consequent need for restoring its HGV facilities and providing additional employee car parking facilities.

It also welcomes proposals that, hopefully, will end the '*significant delays and tail-backs on the B5030 and B5031*' and '*avoid cars being parked on the highways and in Rocester village*' (Planning Statement paragraphs 2.2 and 3.2). However, it wonders if this will actually be achieved for the reasons given later.

### Planning Policy context

The National Planning Policy Framework provisions for sustainable economic growth in rural areas are recognised. Consequently, it is hoped that the recruitment policies for the expansion of the JCB workforce targets the communities in the immediate vicinity of the World Headquarters, so providing truly sustainable development by limiting the need for individual motorised transport and meet ESBC's declared Strategic Policy 1: Approach to Sustainable Development.

Paragraph 6 of ESBC's Strategic Policy 8 - Development Outside Settlement Boundaries states that '*Development outside settlement boundaries will not be permitted unless...*

- a. *it is .... essential to the support and viability of an existing lawful business; (and)*
- d. *'the proposed development will not have an adverse impact on the transport and highway network and provides adequate access for all necessary users'.*

Whilst JCB have generally taken great care in designing attractive and safe environments, the design as submitted may not altogether resolve the tailback issues for the reasons stated elsewhere in this response.

### Proposed site layout

If the development aims to reduce tailbacks on the public highways, the effectiveness of a single, barrier-controlled entrance and egress for 624 cars is questioned, especially in the event of an emergency or blockage of the entrance. Also, no mention is made as to how the traffic barrier at the entrance barrier will be operated and at what times so the adopted regime could well affect the smooth flow of traffic.

If such a single access was moved closer to the existing small car park serving the Global Learning Centre, there would be less chance of tail backs and vehicle stacking on both roundabouts. The adoption of this suggestion could also limit obstruction for those vehicles wishing to enter the existing car parks whose access is indicated by the grey arrows on Bridgehouse Design drawing 18-112-005 Rev A.

To reduce the possibility of tailbacks onto the public highways further, a one-way circulation system would seem appropriate within the proposed employee car park. No such circulatory system is shown at present.

There are no footpaths proposed on what will be the desire line from the new car parks to the main factory so hedges may be broken through over time. Such a footpath for the disabled persons bays to avoid the necessity of such persons having to pass along the vehicular circulation route.

With cars generally becoming larger, it is sensible that most of the employee parking bays will be larger than the minimum standards stated in latest ESBC's Supplementary Planning Document. However, it is not understood why the sizes of the new parking bays serving the Global Training Centre should be smaller.

There are some significant omissions in the proposed development regarding sustainable transport. There seems to be a lack of provisions for motor cycles, bicycles and charging points for electric vehicles. Whilst these may be provided elsewhere within the total JCB site in Rocester, no mention of any intention to provide such is made in the planning submission.

### **Hard surfacing and drainage**

The storm attenuation measures mentioned in paragraph 5.2 of the Flood Risk Assessment and SUDS Drainage Statement are welcome.

It is noted that soakaways will not be used because of the existing ground water conditions (paragraph 4.4). This is also advisable since the run-off from the hard surface parking areas is likely to be contaminated by diesel, petrol and oil from the standing vehicles. Whilst the necessity of petrol interceptors is recognised (paragraph 5.3), no further details are given.

Apart from stating principles, no drainage layout has been submitted with this application.

### **External Lighting**

It would appear that the lighting proposals meet the requirements for bats as mentioned in the Ecological Appraisal and the design of the luminaires should limit light pollution.

### **Ecology**

The Ecological Appraisal states the importance of some of the existing hedgerows and at least Hedgerow H1 should be preserved and improved where possible.

Paragraph 4.28 of the Appraisal states that *'All birds are protected whilst on the nest as well as their active nests, eggs and dependant young. Given the potential for nesting birds, any vegetation should therefore be removed outside of the bird breeding season (March to August/September)'*. Therefore, such parts of the development should not go ahead until October 2018,

### **Other matters**

Paragraph 2.4 of the Planning Statement states that *'The site will be accessed from the existing factory access road (which is currently adopted, but in the process of being stopped up) and roundabouts onto the B5031'*.

Since there is no mention of this in the Application Form itself, it not considered to form part of this planning submission. The Parish Council hopes that the existing public footpath and rights of way will be retained and expects to be consulted formally in due course.

### **Conclusion**

Subject to it being guaranteed that the final proposed development will indeed;

- a. eliminate tailbacks on the B5030 and B5031 and so improve highway safety;
- b. have drainage systems that will not contribute to any flooding nor pollution of water courses and lakes; and
- c. provide for sustainable and alternative fuelled transport,

Rocester Parish Council has no objections to the proposed car parking development.

#### **P/2018/00730 - Dovecliffe Farm , Barrowhill, Rocester**

Erection of part single and two storey extension and infill arch link on south elevation, two storey front extensions, single storey side/rear extension including roof alterations and alterations to fenestration.

**Action - Clerk - The Parish Council are concerned that the materials stated are not in keeping with the surrounding area and the original building.**

- b. Planning Decisions Received –

#### **P/2018/00440- Rocester Spar, High Street, Rocester, ST14 5JU - PERMITTED**

Display of one externally illuminated fascia sign, grey and clear vinyls to front window, non-illuminated panel to side elevation and non-illuminated welcome sign to door

- a. Planning Appeals and Withdrawals - None Received

7. **Borough Councillor Report - Cllr Smith - Not Received.**

8. **County Councillor Report - Cllr Atkins - Not Received.**

9. **Village Hall Update- Cllr Green** -Village Hall bins being used for general waste from residents. To be monitored.

**10. Chairman/Councillor Report**

a. Christmas Lights - Councillors agreed a switch on date - 1st December. A discussion was had on the location of the tree for this year. To be carried over to September Agenda.

**Action - Clerk - add to September Agenda.**

b. Parking Complaint - JCB Apprentice Centre. - Positive response from JCB Academy who will work with local residents to reduce disruption.

c. Grounds maintenance - Your Gardener - Leaving the Area , Replacement required.

**Action - Clerk - tender for quotes for Budget setting in 2018/19.**

**11. Clerk Reports -**

a. Ashbourne Road - Ongoing

b. World War One Commemoration- Mrs K Yorke provided the following update

**Title. Battle's Over: Rocester's Tribute**

**Sunday 11<sup>th</sup> at Church**

- Remembrance Service
- Beacon Lighting
- Bell ringing
- Celebration of Peace Service

**Church Weekend**

As well as Poppy decorations, Floral displays, Sandbags etc

- Enlisting post
- Field Hospital
- Sales of Poppies and related items
- WW1 aeroplane model
- Silhouettes – bid / application has been sent in
- Refreshments

**Other Venues**

- Displays in High Street shop windows and Garage
  - Schools
  - Old photos showing Rocester 1918 / 20
- Union Jack Flags and bunting on other buildings
- Allotments

**Funding**

- Church relies on donations but did have some money from ESBC Neighbourhood Development Fund previously.
- Church is aware that RPC has set aside some money to contribute to event but no specific amounts discussed.
- Cleaning of War Memorial could be expensive. Clerk to continue getting quotes - Nettlebank

c. Playground Inspection - Booked with The Play Inspection Company. Councillor Green proposed that £1000 be set aside for urgent repairs on receipt of their report.

Proposed - Cllr Barlow

- Seconded - Cllr Fowell
- d. Weed Control - Village Areas sprayed 3rd July including additional areas. Due again in September.
  - e. Buttercross - Radmore Homes - Plan of work required  
**Action - All Councillors to forward ideas to clerk.**
  - f. Defibrillators - Waiting for electrics to be installed in the village hall. Back board design agreed.  
**Action - Clerk - Report back to AED aiming for installation by September.**
  - g. Clerk Holiday 17th August - 3rd September

## 12. Correspondence Received

East Staffordshire Police Transformation.  
Road Closure - Stubwood Lane - 6th - 10th August

## 13. Any Other Business

Rats have been seen around Churnet House as well as nuisance noise from Barking Dogs.  
**Action - Clerk - Forward enforcement officers contact details as well as Dog nuisance leaflet.**

Queries re Road Sweeping -  
**Action Clerk to contact ESBC.**  
**Meeting Closed 9.10pm**

### Next meeting

**Parish Council Meeting - Monday 10th September - 7.30pm – Rocester Village Hall**



Catherine Thompson – Clerk to the Council

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