

**Minutes of a meeting of Rolleston on Dove Parish Council
held at the Old Grammar School Room, Church Road on
Monday 13 April 2026 commencing at 7pm**

Present

Councillor Stewart (in the Chair)

Councillors Appleby, Houston, Peirce, Robson, Sanderson and Storer

In attendance

Ten members of the public

Mary Danby, Clerk

Public Forum

Knowles Hill

Knowles Hill residents referred to the recent accident on 31 March which had seen a fence and shed destroyed by a vehicle which had left the road at speed. They expressed their concerns that the raised mini roundabout currently proposed by Staffordshire Highways at the junction of Rolleston Road/Knowles Hill/Beacon Road would not deter speeding and they believed that a vehicle would launch into the Knowles Hill properties if they hit the raised mini roundabout at speed.

The residents asked that pressure be put on Staffordshire Highways to not install a mini roundabout and that a road narrowing scheme, i.e. priority give way, be installed instead.

Councillor Stewart advised that County Councillor White had confirmed that the current proposal would be published for consultation at the end of April 2026 and this process had to be completed.

The residents said that their house insurance had risen significantly due to the damage caused to their properties by speeding vehicles leaving the road and crashing into their properties. There was also the belief that these incidents will, or could, adversely affect property values.

The residents asked that the Parish Council invite the Staffordshire Highways Officer responsible for the proposed scheme to the next meeting so that they could explain the technicalities behind the scheme and why it was considered to be the best option. The residents asked that the MP, County and Borough Councillors be invited as well to hear and respond to residents concerns. The council **agreed** to issue the invitations.

The council also **agreed** to ask Staffordshire Highways to consider the installation of concrete bollards on the SCC-owned grass verge at the corner of Knowles Hill/Beacon Road as an urgent measure to prevent further damage to properties from vehicles leaving the road at speed.

Craythorne Road

Craythorne Road residents referred to a recent report on social media that an XL Bully dog had allegedly been seen roaming and that several sheep had been killed. Councillors confirmed that no reports had been received by the Parish Council and they were advised to report all such incidents immediately to the Police.

Reference was also made to ASB by older children on the roof of the old driving range from which they were throwing stones. There had also been a large gathering of young people in the large green building opposite the farm on Easter Monday. The residents said that they had raised these issues at the recent Stretton Parish Council meeting and Councillor Slater had subsequently arranged for PCSO Worden to visit them to discuss these issues and Councillor Appleby agreed to attend this meeting if he is able to. Councillors **agreed** that the incidents would also be reported to the local PCSO/Police Officer for investigation/monitoring.

Planning Application No. P/2026/00281

Meadow Fields residents expressed their concerns regarding the above planning application and said that they hoped that the council would support their objections.

187. Apologies for absence

Councillors Badcock, Gallone, E McManus and S McManus.
Alice Peck, Youth Representative.

Councillor Stewart reported that Lydia Press had resigned as a Youth Representative due to revision/exam pressures and that de Ferrers would be approached in September for a replacement to join Alice as a Youth Representative.

188. Declarations of Interest and Dispensations

None declared.

189. Planning matters

189.1 Planning applications

Resolved That the following comments be submitted to ESBC:

Application No.	Location	Proposal	Comment
P/2026/00247	The Firs Hall Grounds	Remodelling of existing dwelling including alterations to existing rear extension to form flat roof with installation of roof lantern, alterations to fenestration on all elevations and associated works and retention of roof alterations to include to installation of roof lights	No objection
P/2026/00279	Spread Eagle Hotel Church Road	Display of 4 no. non-illuminated fascia signs, 1 no. externally illuminated hanging sign, 3 no. non-illuminated wall mounted signs, 1 no. non-illuminated door mounted sign, 2 no. non-illuminated pole mounted warning signs and 3 x lanterns	No objection
P/2026/00280	Spread Eagle Hotel Church Road	Listed Building application for the display of 4 no. non-illuminated fascia signs, 1 no. externally illuminated hanging sign, 3 no. non-illuminated wall mounted signs, 1 no. non-illuminated door mounted sign and 3 x lanterns	No objection
P/2026/00281	Land off Meadow View	Planning in Principle application for the erection of up to 6 self-build dwellings	Objection – see Annex 1
P/2026/00309	Alders Reach (Driveway)	Overall crown reduction up to 1.5 metres and crown lift up to 1.5 metres of eight Yew trees (T1 to T8)	No objection
P/2026/00313	18 Burnside	Erection of a replacement porch and single storey front infill extension with gable roof, remodelling of the	No objection

		frontage including the removal of bay windows and installation of roof lights	
--	--	---	--

190. Minutes

Resolved That the Minutes of the meeting held on 09 March 2026 be approved and signed as a true record.

191. Matters arising

Minute 174.8 re Lord-and-Ladies at the Diamond Jubilee Orchard

Councillors **agreed** to erect a suitably worded sign at the Orchard, Councillor Stewart will circulate a draft to all Councillors for approval prior to installation.

192. Councillors reports

192.1 Councillor Peirce reported that the road to the Ford from the Brookhouse had been cleared but he, nor the other Councillors, knew who had done this work.

192.2 Councillor Appleby said that he would circulate some dates when the Burnside railings could be washed and re-painted. Councillors asked if the railings on Brookside could also be washed and re-painted if time permitted.

He also asked if the council would be putting up the bunting for the Transport Festival along the Burnside railings and The Croft bridge, noting that the existing bunting was in poor condition and would need to be replaced. **Agreed** that replacement bunting be purchased and that this be put up for the Transport Festival.

192.3 Councillor Stewart:

- Reported that she had met with the Church Warden, Tim Salmon and Paul Simnett regarding the Church wall between the Church and The Croft which needs to be repaired and discussions had taken place on how the funds for this work might be raised. It had been agreed that grants will be applied for (both SCC and ESBC's Councillor Funds open in May) and approaches will be made to local organisations to secure the funding.
- This is the third year of the current Environmental and Mowing contracts and the first review meetings with the contractors would be held this this month.
- She reminded Councillors that the Annual Parish Meeting would be taking place on Monday 27 April.
- Referred to work done by the Station Heritage Group in planting flowers and asked that a letter of thanks be sent for all the work they are doing in improving the platform area – **agreed**.

193. Financial matters

193.1 Schedule of payments

Payee	Description	Payment Method	Gross £	VAT £
Rolleston Scout Group	Rollestonbury 2026 tickets (part of Rollestonian of the Year award)	Debit Card (Pd 12/03/26)	38.50	0.00
J Deacon	Re-stoning part of Jinny Trail path	BACS (Pd 13/03/26)	9,330.00	1,555.00
St Mary's Church, Rolleston	S.137 Grant Aid (Church clock – Min. No. 183.4 refers)	BACS (Pd 16/03/26)	100.00	0.00

BB Trees Ltd	Arboricultural report on 2 no. Lime trees at The Croft	BACS (Pd 26/03/26)	552.00	92.00
G Stewart	Reimbursement: Hammerite (Burnside railings)	BACS (Pd 26/03/26)	21.99	3.67
B Binns	Tree works (The Croft)	BACS (Pd 30/03/26)	1,030.00	0.00
P Gould	Mowing contract	BACS	1,354.58	0.00
Viking Office UK Ltd	A4 copy paper, C4 envelopes £83.90 Postage stamps, A3 copy paper £306.15	BACS	390.05	17.28
Clerk	Salary and expenses	BACS	1,506.49	2.52
J Deacon	Environmental contract £1,376.10 Craythorne lock/unlock £223.20 Craythorne/Tafflands: Remove fallen tree from hedge £54.00 Elizabeth Avenue playing field: Remove all waste at rear of Hawksley Drive, level and re-seed £180.00 Shotwood Close POS: Dig out Ivy under Pyracantha and re-seed £192.00	BACS	2,025.30	337.55
SLCC	2026/27 Subscription (Pro rata)	BACS	197.50	0.00
SLCC Enterprises Ltd	Regional Training Seminar – delegate fee	BACS	102.00	17.00
SPCA	Membership fees 2026/27: NALC £243.47 SPCA £500.00	BACS	743.47	0.00
Brierley Hill Crystal	Rollestonian of the Year award	BACS	77.48	12.91
ESBC	Bin emptying 1 st qtr 2026/27	BACS	1,606.46	267.74
Rialtas Business Solutions Ltd	Accounts software support and maintenance licence renewal	BACS	252.00	42.00
Lloyds Bank	Bank charges	DD	4.25	0.00
O2	Council mobile	DD	17.40	2.90
Ricoh UK Ltd	Photocopier: Qtrly rental £95.51 Qtrly Copies charge £53.38	BACS	148.89	24.82
Total			19,498.36	2,375.39

Resolved That the above payments be approved.

193.2 Bank reconciliation at 31 March 2026

		Community Account	Instant Access Account	Total
01 April 2025	Opening balances	£ 15,667.27	£77,360.20	£ 93,027.47
Movement in funds to date	PLUS Income	£112,262.68	£10,085.95	£122,348.63
	LESS Expenditure	£109,873.45	£ 0.00	£109,873.45
31 March 2026	Bank Statement	18,056.50	£87,446.15	£105,502.65

Resolved That the above was a true record.

193.3 Earmarked Reserves

Resolved That the council's Earmarked Reserves (EMRs) at the 2025/26 year end, 31 March were:

	Opening funds 01/04/2025	Closing funds 31/03/2026
Environmental improvements	£ 7,100.00	£15,000.00
Brook Hollows	£ 9,326.50	£ 7,526.50
Play areas	£20,250.00	£20,000.00
Speed Indicator Device	£11,000.00	£ 6,000.00
Total	£47,676.50	£48,526.50

194. Receipts and payments to 31 March 2026

Resolved That:

- The receipts and payments to 31 March be noted.
- Nominal Code 4260 (Trees) be increased from £5,000 to £10,000 due to the anticipated costs associated with the Lime trees on The Croft.

195. S106 Funds

Councillor Stewart reported that ESBC's Principal Solicitor had confirmed that the draft deed of variation had been prepared by the external solicitors and it was currently with Planning Officers for comments.

196. Flooding

196.1 **Agreed** That the latest progress report was received from the Environment Agency (EA).

196.2 **Agreed** That the EA's response to the queries put at the previous meeting be noted.

196.3 Councillor Badcock had asked that the following information be given at the meeting:

Natural flood Management: I am in touch with Tim Pickering from the EA about this. I am trying to agree a meeting sometime week commencing 20 April. In principle ESBC have agreed that work could be carried on their land out where the brook enters Brook Hollows. This is where a third lake used to be. It is now two small islands with streams around them. I have also spoken to landowners further upstream and got agreements to at least talk.

197. Martyn's Law

It was noted that the Government is still working on the guidance to be published prior to Martyn's Law being implemented (currently scheduled for April 2027).

It was **agreed** that all Councillors be given the opportunity to complete the Action Counters Terrorism virtual training course (ACT Awareness e-learning) – details will be circulated by the Clerk.

Councillors noted that the Chair and Clerk had commenced logging details of when Martyn's Law had been discussed by the council and details of training that had been undertaken. Those Councillors who undertake the ACT course were requested to confirm to the Clerk when the training has been successfully completed.

198. ESBC: Consultation launch - Housing Allocations Policy (2026)

Resolved That the consultation be noted without comment.

199. Resistograph report: 2 No. Lime trees on The Croft

Resolved That:

- The report be noted.
- The council agrees in principle to plant replacement trees.

200. Correspondence

200.1 SPCA Bulletin

The SPCA Bulletin and other information had been regularly provided to Councillors.

200.2 Comms Log

The Comms Log had been regularly provided to Councillors.

200.3 SPCA: Staffordshire Day

Resolved That the information be noted without comment.

200.4 SPCA: Neighbourhood Governance Campaign

Resolved That Councillor Stewart be authorised to amend the template letter on behalf of the council and that this should be sent to the MP.

200.5 SPCA: Free planning advice service

Resolved That the information be retained on file and the service accessed when the council requires advice regarding planning applications.

201. Exclusion of Press and Public

Resolved That under the Public Bodies (Admissions to Meetings) Act 1960 (Section 2) (and as expended by Section 100 of the Local Government Act 1972), the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information.

202. Quotations

202.1 The Croft: Lime trees

Resolved That the quotation provided by BB Trees Ltd in the sum of £440 plus VAT be accepted to inspect the trees in the line on The Croft this summer and resistograph test the Lime closest to Brook Hollows.

The meeting closed at 8.30pm

Signed

Date

Minute No. 189.1

P/2026/00281

Planning in Principle application for the erection of up to 6 self-build dwellings

Submission to Bali Kaur, East Staffordshire Borough Council

Dear Ms Kaur

Rolleston on Dove Parish Council considered the above planning application at its meeting on 13 April 2026 and agreed:

The Ward Councillors are requested to call in the application for consideration by ESBC's Planning Committee.

Objection on the following grounds:

- The housing target for Rolleston on Dove has already been met.

- National Planning Policy Framework (NPPF) says the development must demonstrate "safe and suitable access to the site can be achieved for all users". Access to the site is of extreme concern as the existing private drive does not meet minimum requirements for fire service access, i.e. 3.7m between kerbs nor does it provide sufficient room for two cars to pass into a development of more than one house as is proposed.

- It is unclear if the proposed (varying) number of houses using this single private drive access entrance would be permitted as no supporting reference is made to either the ESBC Local Plan and the ESBC Design and Amenity Guide. Shared drives must meet the requirements laid out in these, ensuring they do not lead to significant noise, disturbance, or loss of privacy (amenity) for existing residents and have been evaluated for safe vehicle access and manoeuvring space.

- A tree survey is requested as the site is an old orchard (the trees are known to be in excess of 60 years old) and there may be old varieties of fruit trees that could be lost to cultivation. Councillors queried whether any of the existing trees were the subject of TPOs. No supporting current arboricultural assessment or tree and hedgerow survey of the site has been provided to support the statement that the trees are of poor quality or of how the mature trees will be protected from the impact of development, which is in conflict with East Staffordshire Local Plan Policy DP8 (Tree Protection).

- It is known by those adjacent to the site that as it is an overgrown orchard providing habitat for a variety of wildlife including nesting birds and potentially protected species including bats. No current ecological survey is provided merely reference to old assessments. This then fails to comply with the requirements to meet Policy SP29 (Biodiversity and Ecology) as the ecological information is out of date and cannot be valid to assess impacts on protected species nor to demonstrate how BNG will be met.

- Concern was expressed as to how drainage and foul water would be dealt with given that the site lies at a lower ground level than surrounding properties. The proposal fails to comply with Policy SP27 (Flood Risk) as it does not provide a drainage strategy, no foul water assessment and no details of how a pumped drainage solution (if required given the disparity of site level) would work or be assessed.

Annex 1

- Clarity is required regarding the number of proposed dwellings as there is ambiguity regarding this. The Planning Statement refers to "... between 5 and 7 dwellings" on pages 5 and 15; "... range of 3-7 dwellings" on pages 7, 10 and 11; "... between 3 and 5..." on page 11 and there is reference to "... up to 4 dwellings..." on page 12.
- Given the lack of clarity around the number of dwellings, the lack of a layout plan and the proposal of self-build (so potentially all the properties could be of different types/character/materials) the proposed development fails to comply with the requirements of Policies DP1, DP3 and SP24 - it is unclear how it will avoid over development, enhance and form a positive contribution to the local character and what impacts there might be on the existing residents. No clear evidence is provided to support these development principles.
- A query was raised as to whether the site was originally a ridge and furrow farming site and if so how would the development take account of this type of landscape character, biodiversity, and heritage.