

# BULCOTE PARISH COUNCIL



## CHAIRMANS REPORT – May 2020

### *Highways & Footpaths*

The waste bin at the end of The Spinney was again damaged by Highways mowing activity. A replacement bin has been obtained through a claim on their insurance, but has yet to be fixed. The old bin will be refurbished and located by the Church to replace the old wire bin.

It has been proposed that additional paving be added around the bin to try and provide some additional protection. A contractor has been instructed to carry out this work in addition to paving between the footpath and the bench alongside the notice board.

The speed on the A612 between Bulcote and Lowdham has been reduced to 50 mph. The Parish Council would like to see the speed by the Church reduced to 30 mph to be consistent with the speeds through Burton Joyce, but our proposals have so far been rejected.

### *Planning Matters*

The proposed Bulcote Farm development has been in planning since 2015 and is still no nearer to being resolved. Our concerns have been raised with NSDC planners. Following its deferment at the planning meeting in February 2019 a revised application has been submitted, reducing the Enabling Development from 72 to 65 dwellings. This is only a limited reduction and unlikely to have any influence on the final decision. The Parish Council provided a summary of our previous objections to the proposals and provided letters of response for this new application to all residents. The application is now under the review of a new planner Lisa Hughes and the Vice Chairman Councillor Mountain and myself met with her together with District Councillor Tim Wendels to discuss our concerns. She was approachable and sympathetic to our arguments, but was still undecided on which way any decision would go. She did appear concerned about one particular issue that we had reiterated with the previous planner regarding lack of access to the development when the level crossing is closed.

A planning application for a tennis court at the Manor House was supported conditionally. Subsequently a timber fence was erected on the south boundary of the Manor House in contravention of planning. As it was the boundary to a listed building and adjacent to a public

highway planning approval should have been sought. The height and close boarded design of the fence met with considerable objections, but planning approval has now been given to an open framed fence and associated hedge.

A retrospective planning application was made for a timber framed out building at West Wall. Again, this was supported conditionally, but the planners imposed that the building should be clad in slip bricks so that it was consistent with surrounding buildings

### *Community Matters*

District Councillor Wendells was asked to report to NSDC with regards to hedges overgrowing the footpath on Old Main Rd leading to Burton Joyce. A resident also raised his concerns about the condition of the road – many potholes - between Shaftsbury Avenue and the A612 due to the construction of the McCarthy and Stone development. The footpath is not wide enough for the use of a mobility scooter and having to use the road is dangerous due its poor condition and the reduced width caused by parked cars that belong to the employees of the construction company. He has provided a letter of complaint and the Chairman contacted Highways regarding this matter. Highways responded that it would be looked into.

The issue of potential flooding of the dyke along the eastern end of Old Main Road was raised by a resident and a meeting was held with the Notts CC flood officer Nick Clarke. The Parish Council agreed as a one-off operation to dredge the dyke. It subsequently became apparent that a grant may be available for this which the Parish Council are currently pursuing. As Bulcote is not perceived to be a high flood risk area it is extremely unlikely that funds would be available to undertake a flood study or to undertake any flood alleviation measures. Nick Clarke supported the Parish Councils initiative to clear the dykes and said this was consistent with the approach taken by a number of small communities where residents were responsible for monitoring flood risk and identifying potential problems such as blocked drains and culverts.

Councillor Leaves has been trying to arrange a meeting with McCarthy & Stone to discuss their development. There are concerns regarding the discharge of surface water into a ditch that runs at the rear of properties on The Ridings. Because this ditch does not appear to be in continuity with any watercourse there is a fear of potential flooding particularly as some residents have culverted their section of the dyke to enhance their rear gardens. The Chairman has written to various parties on this matter, most recently the engineers for the development, but has yet to receive any reply.

The Neighbourhood Plan has been reviewed by an independent examiner and is currently with NSDC who will make the necessary changes advised. It was anticipated that the NP would go to a village

referendum in May 2020 in conjunction with local elections. However, in view of the current pandemic all elections have been postponed until at least 6<sup>th</sup> May 2021. We are encouraged however, that in the meantime the NP will still be taken into account regarding any ongoing or future planning applications. As part of the development of the NP the trees opposite The Ridings have been granted Tree Preservation Order status. The Willows have been severely pruned to the dismay of a number of residents on The Ridings. However, Willow is understood to be a vigorous grower and they should recover within a short time. The NP also includes provision for consideration of a new community building given that the Bulcote Farm Rooms, kindly provided by Severn Trent Water, will be unavailable in the near future.

With the advent of the Covid 19 pandemic two residents had set up a campaign to assist vulnerable residents with shopping and collection of medication etc. This initiative has been enhanced by the Parish Council to include a number of other volunteers.

It is with regret that Councilor Washbrooke tendered his resignation and the vacant position has been advertised.

*Keith Simpson*

**Chair of Bulcote Parish Council**

May 2020