

Minutes of the MEETING of TIBSHELF PARISH COUNCIL
held in The Parish Meeting Room, Tibshelf Village Hall, 110 High Street, Tibshelf. DE55
5NU on Tuesday 20th July 2010 at 7.00pm

Present:

Cllrs: A.E. Beckett, A. Boyer, D. Brindley (Chairman), G.M. Foley, J. Gilbody, R. A. Heffer, P. Trevelyan, W. Vardy (Vice Chairman) and T M Watson

In attendance:

Approximately 50 members of the public, Councillor C. Moesby DCC, and R Price, Parish Clerk.

The Chairman suspended the commencement of the parish council meeting to allow a public meeting relating to the planning application for land at Overmoor View.

Several members of the public expressed their opinions in relation to Application No 10/00264/FULMAJ proposed residential development accessed off Overmoor View and comprising 230 dwellings and 20 apartments which had been submitted for planning permission by Westleigh Developments. All comments voiced were in objection to the proposals and related in the main to the location, density, design and impact on local infrastructure and amenities

The Parish Council meeting commenced at 8.15 p.m.

NON EXEMPT ITEMS

0710/675 Apologies for absence

No apologies for absence were received

0710/676 Declarations of Members Interests

Councillors G Foley, J Gilbody, R A Heffer and T Watson declared a personal interest in the planning application relating to Overmoor View.

0710/677 Public Speaking

Police:

There was no representative of the police present. A written report was submitted for Members' information. Members commented that they were disappointed that arrangements had not been made for a representative to attend and that this should be conveyed to the beat team.

➤ Crime Figures for June 2010 (May figures in brackets):-

Assaults 3 (2): Criminal Damage 6 (1): Burglary Dwelling 1 (1): Burglary Non-dwelling 0 (1): Theft from motor vehicle 0 (1): Theft of motor vehicle 0 (1): Total Crimes 10 (7): Nuisance Incidents 16 (20). The report detailed the types of incidents listed.

➤ The assaults included brawls and domestic incidents. Criminal damage included damage to cars and domestic related. The burglary was by gaining entry through patio doors. The nuisance incidents included domestic disputes and some problems with young people

➤ It was reported that PCSO Brownlee had undertaken high visibility patrols, conducted crime and house to house enquiries. He had continued to monitor problems on Lincoln street play area and Shetland Road. The unusually warm weather had resulted in reports of anti-social behaviour and domestic disputes and PCSO Brownlee and the rest of the team had spent a great deal of time dealing with these issues

County Council:

- Cllr. Moesby reported that a petition was being circulated to gather opposition to the recent decision to withdraw BSF funding which had resulted in Tibshelf being named as one of the schools in Derbyshire which would not be going ahead under this scheme. An appeal was to be submitted by the County Council.

District Council:

- Cllr Heffer reported that a presentation at Bolsover District Council had confirmed that Operation Relentless was to take place again

Other issues raised:

A Member raised an issue about a badly overgrown garden on Hawthorne Avenue and a possible dangerous building at Tibshelf Racing

0710/678 Minutes of the Meeting held on 15th June 2010

It was proposed by Cllr. Brindley, seconded by Cllr. Trevelyan and RESOLVED that the Minutes of the Council meeting held on 15th June 2010, be approved as an accurate record and were duly signed by the Chairman.

0710/679 Chairman's Announcements

The Chairman referred to the recent announcement concerning the withdrawal of funding for the new Tibshelf Community School. It was understood that Derbyshire County Council would be submitting an appeal against the decisions affecting a number of schools in Derbyshire, and particularly Tibshelf. It was MOVED, SECONDED and RESOLVED that a letter of support for the appeal be sent to Derbyshire County Council and to the Education Secretary Michael Gove.

0710/680 Village Hall Management Sub Committee 6th July 2010

It was proposed by Councillor Heffer, seconded by Councillor Brindley and RESOLVED that the minutes of the meeting held on 6th July 2010 be accepted and that the following recommendations be approved

Accounts for Payment and Financial Report.

Mrs. H J Simpson Chq No 405 £200.00
Petty Cash Float.

Financial Report as at 6th July 2010

Takings since last meeting £1073.50
Current Account Balance £4227.37
Reserve Account Balance £3728.59.

Refund of Overpayment from EON £425.56
Reduction of Direct Debit from £373.00 to £202.00.

0710/681 Village Hall Financial Report

It was proposed by Councillor Beckett, seconded by Councillor Trevelyan and RESOLVED that the following village hall financial report be approved

Mrs H J Simpson Chq No 405 £200.00
Petty Cash Float.

Gilbody Ltd Chq No 406 £140.00
Deposit for Comedy Night

Financial Report as at 13th July 2010

Takings since last council meeting £882.50
Current Account Balance £4358.55
Reserve Account Balance £3729.05.

0710/682 Amenities Sub Committee 22nd June 2010

It was proposed by Councillor Heffer, seconded by Councillor Brindley and RESOLVED that the minutes of the meeting held on 22nd June 2010 be accepted and that the following recommendations be approved:

Provision of Skip by Bolsover District Council

That the skip at the cemetery currently financed by the Parish Council be replaced with the lockable skip to be provided by Bolsover District Council and that two keys be requested.

Damage to pavilion

That the decision of the council to re charge the cost of repair should stand

0710/683 Application for Funding

The Clerk reported receipt of an application for funding from 1401 Alfreton and Ripley Air Cadets. As there was no evidence that residents of Tibshelf were members of the organisation or benefited it was PROPOSED, SECONDED and RESOLVED that the application be refused.

0710/684 Planning

It was RESOLVED to make recommendations to Bolsover District Council in respect of the following three applications:

Application 1

Application No: 10/00264/FULMAJ

Proposal: Residential Development, accessed off Overmoor View and Poppy Gardens, comprising of 230 dwellings and 20 apartments, associated roads and landscaping. The proposal includes the diversion of public right of way 25 through the site and also the provision of a pedestrian/emergency access link at 177 High Street. The layout is designed to accommodate a possible future footpath link to Hardwick Street.

Location: Land South Of Overmoor View, North Of Hardwick Street, West Of M1 and East Of High Street Overmoor View Tibshelf Alfreton

Applicant: Westleigh Developments and Mr & Mrs T Dilks

Tibshelf Parish Council Comments:

(1) Impacts on Amenity

Tibshelf Parish Council Minutes of Annual Meeting – 20th July 2010

The new development will overlook and potentially overshadow existing properties and cause additional noise, disturbance or other problems that mean that the existing residents cannot enjoy their properties in the same way they could before.

(2) Character of the Area

The new development is much larger than other developments in the area and has different architectural styles such as apartments non common on the other residential developments.

(3) Design, Layout and Appearance of the Proposal

The development is too dominant and disproportional to the village

(4) Compatibility with Existing Land Use

The development does not work well located next to an existing area of housing due to the increase in noise and disturbance due to the excessive build program required which would increase heavy goods traffic and pollution.

(5) Housing Need

There is no recognized need for the developer to build small apartments. The Parish Council would like to see how this proportion of affordable housing compares with allocations in similar developments in the district and, in accordance with the District Council's policies, be assured that the need has been identified within Tibshelf. There are also a significant number of newly built houses in the village which are still standing empty thereby questioning the demand for more. In addition the Parish Council are concerned that such a large development does not make any provision for an acceptable mix of design to accommodate all sectors of the community – for example there are no bungalows in the design. The Parish Council would suggest that this is not in keeping with the District Council's Equality Policy.

(6) Heritage

The importance of preserving Tibshelf as a village of cultural value with the heritage of the five pits trail should be retained and the possibility of mass over-development would destroy its beauty and use.

(7) Retention of Trees and the Natural Environment

The new development will result in the loss of significant trees and landscaping. Being outside the settlement framework will damage the natural environment.

(8) Cumulative Impact

The development will have significant negative impacts and seriously damage the character of an area, overload local services, local amenities and in particular healthcare and education. Already the schools (from nursery to seniors) are struggling to cope with the demand for places. In particular the closure of Deincourt has increased its intake problems.

(9) Road Safety and the Impact on Traffic

The new development will result in unsafe conditions on the road and mean that traffic cannot move freely along the roads. Increased traffic flow through the one access/exit on to Mansfield Road via one which already has to cope with an existing large development will cause major congestion and potentially lead to life threatening situations making it difficult for emergency services to access the area.

(10) Adequacy of Infrastructure

The council believes that the existing roads, public transport, electricity, water and sewerage systems etc. cannot cope with a new development and/or will be overloaded. The commercial area on the High Street is already under a great deal of pressure from the inadequacies of the road system which include poor facilities for parking and narrow road width resulting in regular congestion, particularly with traffic movement to/from the current secondary school and the infant school. The plan implies that there is the provision of a footpath accessing the site from Hardwick Street. However the Parish Council are informed that the owners of the land have refused permission for the developers to use this point of access.

(11) Creation of Precedent

If Planning allow this development, it will be difficult for them to refuse similar developments on a similar site, as a precedent has been created. This development if approved would create a poor precedent for houses to be replaced with apartment developments, resulting in a loss of family housing and changing the overall character of the area.

(12) Consultation

Tibshelf Parish Council requested the provision of effective consultation by the developers for the residents of Tibshelf. This unfortunately took the form of a public exhibition with no opportunity for the public to in any way influence the design. Indeed it was clear that the application for planning permission had already been submitted by the developers. Approximately 300 people attended this 'exhibition' ,many of whom completed a questionnaire seeking views on the development. The Parish Council would ask what the outcome of this exercise was?

(13) Future Development Opportunities

The Parish Council would support the view that approval of a development of this size, location, density and make up would be premature and short sighted. It is imperative for the future of Tibshelf Village that such a major application is not considered in isolation and that its fit with future potential developments should be taken into account. The Council believes that the existing problems in the village such as infrastructure, traffic congestion and oversubscribed education and health establishments must be addressed before any major development can be considered and furthermore, that any such development should fall within the settlement boundary.

(14) Employment

Included in Bolsover District Council's Core Strategy is the following statement -

‘.....aims to ensure that in each main village the ‘employment density’ is a least 40% (i.e. the ratio of jobs provided to number of economically active residents).’

The Parish Council understand that Tibshelf currently falls well short of this ratio and the estimated increase in population of 575 people will have an immense negative impact on this.

(15) Community Safety

The Parish Council would fully endorse the concerns raised by the Crime Prevention Design Advisor in relation to the design of the site. Tibshelf has a higher than average recorded crime rate and the parish council in recognition of this, in the past, have sponsored a PCSO. The Parish Council would strongly object to a continuance of consideration of a design which so clearly does not meet many of the expected standards in relation to community safety, particularly when crime and anti social behaviour are the number one concern of residents. This design may lead to a reversal of the good work that has begun to see a downward trend of crime figures.

Application 2	10/00192/FUL	Alfreton Properties Ltd	105 High Street	Change use of shop to 2 flats and single storey extension to rear to form self contained flat	No objections
Application 3	10/00292/FUL	Michael Barker	44 St Thomas Close	Increase height of existing boundary wall and add new wall to 1.2m height	No objections

0710/685 Derbyshire Association of Local Councils

It was RESOLVED to note that the following circulars have been received:-

30/10	Dalc President 2010 - 2011
31/10	Quick Employment Tips
32/10	Community Engagement And Governance Course (The CEG Course – formerly Local Policy And NALC Leadership Academy 13 – 16 July 2010
33/10	The National Training Strategy Bursary Scheme For Smaller Councils: 2010-2012 : New Communications Toolkit : Big Lottery Fund Launches Community Wildlife Programme
34/10	Land Registry Training Event – Wednesday 11 August 2010 - DALC Office,
35/10	Derbyshire County Training Partnership – Power Of Well Being Training – Wednesday 20 th October 2010 – Imperial Rooms Matlock 6.30pm – 8.00pm

0710/686 Accounts for Payment

It was PROPOSED by Councillor Brindley, SECONDED by Councillor Beckett and RESOLVED that the following accounts for payment be approved:-

Date	CQ No:	Payee	Description	Amount
			Total Salaries July 2010	£3839.92
20 th July	3587	Village Hall Mgt Cttee	Contribution to office costs 2010/2011	£3000.00
20 th July	3588	Village Hall Mgt Cttee	Repayment of VAT claimed on behalf of VHMC 2009/2010	£1042.75
20 th July	3589	AML	Data storage & broadband July	£38.77
20 th July	3590	Civic Pride	Erection, dismantling, plant up, maintenance & watering of 56 hanging baskets	£5170.00
20 th July	3591	Shanks Waste Management	Rental and 4 lifts	£118.99
20 th July	3592	Cannon Safety	Annual Service fire equipment pavilion	£60.57
20 th July	3593	HMRC	PAYE & NI July	£1186.41
20 th July	3594	DCC	LGPS contributions	£336.16
20 th July	3595	Playsafety Limited	Annual Inspection of play equipment	£158.63
20 th July	3596	High Street Garage	Fuel	£66.02
20 th July	3597	Clarke's Cemetery Services	Gardening Services	£331.00
			Grass cutting	£850.00
20 th July	3598	Midland Printers	Newsletter	£282.60
			TOTAL	£16481.82

0710/687 Financial Report

It was RESOLVED to note that the bank balances at 30th June 2010 stood at:

Current Account	£ 4000.00
Reserve Account	<u>£ 122511.67</u>
Total	£ 126511.67

The meeting closed at 9:20 p.m.

Chairman.....

Date.....