

**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 16<sup>th</sup> February 2010 at 7.15pm**

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**Present:**

Cllr. D. Brindley (Chair)

A J Boyer, G M Foley, J L Gilbody, R A Heffer, P J Trevelyan, G P Wallis and T M Watson

**In attendance:**

R Price, Parish Clerk, approximately 50 members of the public, Station Inspector G J Lamin, P C Faye Taylor

**NON EXEMPT ITEMS**

**0210/592 Apologies for absence**

Apologies for absence were received from Cllrs A E Beckett and W Vardy

**0210/593 Declarations of Members Interests**

Councillors Foley, Gilbody and Watson declared a prejudicial interest in the Overmoor View planning application as they lived adjacent to the proposed development.

**0210/594 Public Speaking**

**Police**

Inspector G J Lamin the new Station Inspector based at Bolsover attended the meeting and introduced himself to those present. PC Faye Taylor submitted the following report:-

- Crime Figures for January 2010 (December figures in brackets):-  
Assaults 2 (6): Criminal Damage 3 (1): Burglary Dwelling 0 (8):  
Burglary Non-dwelling 1 (4): Theft from motor vehicle 0 (4): Theft of motor vehicle 0 (2): Total Crimes 6 (25): Nuisance Incidents 6 (4).  
The report detailed the types of incidents listed.
- PCSO Brownlee had been involved in mediation in neighbour disputes and supporting a victim affected by nuisance/threatening phone calls
- Three police surgeries had been held in January but no-one attended

**County Council**

The County Councillor was not in attendance

**Public Speaking**

Approximately 50 members of the public attended the meeting to raise issues relating to the planning application for residential development for 263 units on land south of Overmoor View.

Councillor Gilbody declared a prejudicial interest and submitted his representations. His concerns related primarily to the impact of the development on traffic movement – particularly the single access/exit on to Mansfield Road, local amenities and the effect on the existing community. Following his representations Councillor Gilbody left the

meeting. Councillors Foley and Watson declared a prejudicial interest, did not speak but left the meeting at this point.

Several members of the public voiced their concerns and no one from the public declared support for the development. The primary concerns related to:

- The size of the development
- The development being on green field and outside the settlement framework
- The detrimental effect on local amenities which experience of local residents suggested was already at capacity – i.e. healthcare and education at all levels from nursery to secondary schooling
- The single access/exit on to Mansfield Road
- The increased traffic volume
- The displacement of protected wildlife on the land
- The ability of the infrastructure to cope with a development of this size
- Inadequate public transport to respond to additional needs
- Exacerbate existing traffic flow issues on High Street
- Frustration at the ability to get their voice heard by the decision makers
- That, because of the major impact that this development would create, the consultation process should include an opportunity for the residents to meet the developers and planners.

The Chair then closed the public participation session and it was PROPOSED, SECONDED and RESOLVED that the item relating to the planning application for land south of Overmoor View be brought forward on the agenda for discussion.

### **Consideration of Planning Application relating to land South of Overmoor View**

Following debate it was PROPOSED by Councillor Wallis, SECONDED by Councillor Boyer and RESOLVED that the following comments be submitted to Bolsover District Council in respect of this application:

That the Parish Council **OBJECT** to this planning application on the following grounds:

#### **Impacts on Amenity**

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.

#### **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.

#### **Design, Layout and Appearance of the Proposal**

The development is too dominant and disproportional to the village

#### **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.

## **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.

## **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.

## **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.

## **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.

## **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.

## **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 lack of any alternative pedestrian access from the development would result in immense pressure on the main artery road through the village

## **Creation of Precedent**

If Planning allow this development, it will difficult for them to refuse similar developments on a similar site, as a precedent has been created. This development if approved this 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.

## **Consultation**

This detailed application differs significantly from the one which was the subject of public consultation in 2008. An extremely short time frame has been established for consultation and the Parish Council would suggest that, in order for effective consultation to take place, it is essential that a public meeting is convened to allow local residents to meet with the developers and planners in recognition of the major impact that this development will have on the village

## **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 does not take account of future development opportunities within the village boundaries, particularly around the site of the current secondary school. The Parish Council were involved in discussions with BDC some time ago in decisions not to include the secondary school in the proposed conservation area for this very reason. Complementary development on this site would be far more sustainable and would result in far less traffic flow in accessing local amenities. 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.

Councillors Brindley and Heffer ABSTAINED from voting to prevent conflict with their responsibilities as District Councillors.

The public left the meeting at this point and Councillors Foley, Gilbody and Watson rejoined the meeting.

## **0210/595 Matters of Urgency**

It was PROPOSED by Councillor Heffer, SECONDED by Councillor Brindley and RESOLVED that two items of business be discussed as a matter of urgency

### **(a) Dog Dirt - Haddon Street and surrounding areas**

It was MOVED, SECONDED and RESOLVED that Bolsover District Council be notified of the Parish Council's concerns regarding the amount of dog dirt on residential footpaths in the Haddon Street area, and that a meeting be held between the Chair, interested Members and Andrew Green from BDC

### **(b) Disposal of dead flowers and litter at the Cemetery**

It was reported that the owner of the field adjacent to the Cemetery had asked the Council to look at ways of preventing people throwing dead flowers and litter over the hedge from the cemetery into their field. This was proving dangerous to horses which were kept in the field. It was MOVED, SECONDED and RESOLVED that appropriate signs be commissioned and installed as soon as possible and that the costs be met from reserves.

## **0210/596 Minutes of Meetings**

It was MOVED by Cllr.Heffer, SECONDED by Cllr. Boyer and RESOLVED that the Minutes of the Council meeting held on 19<sup>th</sup> January 2010 be approved as an accurate record and were duly signed by the Chairman.

It was MOVED by Councillor Heffer, SECONDED by Councillor Trevelyan and RESOLVED that the Minutes of the Council meeting held on 9<sup>th</sup> February 2010 be approved as an accurate record and were duly signed by the Chairman.

#### **0210/597 Chairman's Announcements**

There were no Chair's announcements

#### **0210/598 Village Hall Management Sub Committee**

Councillor Brindley gave a report on the last meeting of the Village Hall Sub-Committee held on 2<sup>nd</sup> February 2010. It was MOVED , SECONDED and RESOLVED:

- That the repayment of the Salaries Bill for the current financial year be deferred until the future management of the hall has been fully reviewed, when a further report will be submitted to Council.
- That the Parish Council be asked to contribute a sum of £3,000 per annum towards the running costs of the Village Hall to compensate for Parish Council office usage.
- That the following Accounts be paid  
Roger Cook £68.73 Repairs to Fluorescent  
Delta Cleaning Services Ltd £106.17 Cleaning Materials

Total £674.49

#### **0210/599 Village Hall Financial Report**

It was MOVED, SECONDED and RESOLVED that the following village hall financial report be received

##### **Financial Report as at 9<sup>th</sup> February 2010**

Takings since last meeting £1250.00

Current Account Balance £635.83

Reserve Account Balance £5728.02

#### **0210/600 Free legal Advice Service in Bolsover District**

The Clerk reported receipt of information announcing the launch of a new legal advice service across the Bolsover District. The new service is funded in partnership by Bolsover District Council, Derbyshire Primary Care Trust and the Legal Services Commission and is based at outreach centres in Creswell, Bolsover, Shirebrook and South Normanton.

The report was received for information.

#### **0210/601 Plinth/Planter on High Street**

It was agreed that a drawing of a proposed design for the area surrounding the plinth/planter be produced for discussion at the next meeting.

#### **0210/602 Planning**

It was PROPOSED by Cllr Wallis, SECONDED by Cllr. Heffer and RESOLVED that the Council has no objection to the planning applications detailed on the schedule attached to the minutes

## 0210/603 Derbyshire Association of Local Councils

It was RESOLVED to note that the following correspondence has been received and is available in the office:

1/10	Index
2/10	Foia 2000 request
3/10	Derbyshire Constabulary annual parish councils' evening
4/10	Derbyshire County Training Partnership training -Power of Well Being Training – Breadsall Village Memorial Hall 19 april 2010 – 6.00pm for 6.30pm – 8.00pm (£15.00 per delegate payable to “dctp”)
5/10	Local government pay: 2010/2011: Good Councillor Guide
6/10	Local council review subscriber form
7/10	Level of burial fees (england)
9/10	Dalc circulars by e-mail: vacancy
10/10	Standing orders for local councils; Training for clerks and chairmen on the new standing orders, audit return and insurance Wednesday 28 April 2010 (£30.00 per delegate including lunch)

## 0210/604 Clerks Report - Accounts for Payment

It was PROPOSED by Cllr Brindley, SECONDED by Cllr. Trevelyan and RESOLVED that the following accounts for payment be approved:-

Date	CQ No:	Payee	Description	Amount
			Total Salaries February 2010	£3837.55
16 <sup>th</sup> Feb	3515	PMC Polythene Ltd	Purchase of poop scoop bags	£117.50
16 <sup>th</sup> Feb	3516	P J Goodacre	Reimburse fencing hire	£99.21
16 <sup>th</sup> Feb	3517	Roger Cook	Installing photo cells at church	£130.42
16 <sup>th</sup> Feb			Fitting, connecting and disconnecting of Christmas trees	£484.10
16 <sup>th</sup> Feb	3518	Elite Lubricants	80x25kg rock salt	£407.96
16 <sup>th</sup> Feb	3519	Shanks Waste Management	Rental and 4 lifts	£115.89
16 <sup>th</sup> Feb	3520	DCC LGPS	Pension payments	£336.16
16 <sup>th</sup> Feb	3521	HMRC	PAYE	£1119.18
16 <sup>th</sup> Feb	3522	Clarks	Gardening Services	£121.00
16 <sup>th</sup> Feb	3523	AML	Data storage, broadband service	£63.97
16 <sup>th</sup> Feb	3524	J M Gill Thompson	Soloist – Carol Service	£25.00
			TOTAL	£6857.94

## 0210/605 Financial Report

It was RESOLVED to note the Financial Report as at 31<sup>st</sup> January 2010 and that the Bank Balances at 31<sup>st</sup> January 2010 stood at:-

Current Account	£ 3,442.50
Reserve Account	<u>£ 103,344.72</u>
Total	<u>£ 106,787.22</u>

**0210/606 Training**

It was MOVED, SECONDED and RESOLVED that the Parish Clerk be authorized to attend training on new standing orders, audit return and insurance on Wednesday 28<sup>th</sup> April 2010 at a cost of £30.

It was MOVED, SECONDED and RESOLVED that DALC be asked to provide a training session on the Well Being Powers at Tibshelf and open this up to other interested parish councils in the area.

**0210/607 Grit Salt**

Following a request received from a resident it was agreed that an item be placed on the next agenda concerning the supply of grit for grit bins provided by residents.

The meeting closed at 8.55 pm

Chairman.....

Date.....

<b>PLANNING APPLICATIONS</b>						
<b>Date Received</b>	<b>TPC Reference</b>	<b>BDC Reference</b>	<b>Applicant</b>	<b>Location</b>	<b>Details</b>	<b>TPC Recommendations</b>
27 <sup>th</sup> January		10/00011/FUL	J Cocker	Tremwen, Sitwell Grange Lane	Erection of an all purpose agricultural building	No objections
10 <sup>th</sup> February		10/00046/FUL	Mark Andrew Construction Limited	Plot 6 Land Off King Street Tibshelf Alfreton	Erection of a two storey dwelling (variation of house type to planning permission 05/00821/FUL)	No objections
<b>DECISION NOTICES</b>						
<b>Date</b>		<b>BDC Ref</b>	<b>Address</b>	<b>Details</b>	<b>BDC decision</b>	
21 <sup>st</sup> January		09/00616/FUL	Cherry Tree Cottage. Newton Road	Two storey extension to side and ground floor front extension	GRANTED	
21 <sup>st</sup> January		09/00614/FUL	18 Hawthorne Avenue	Single storey rear extension	GRANTED	