

Minutes of the SPECIAL MEETING of TIBSHELF PARISH COUNCIL
held in The Jubilee Suite, Tibshelf Village Hall, 110 High Street, Tibshelf. DE55 5NU
on Thursday 13th November 2008 at 6.30pm

Present:

Cllrs: A. Beckett, D. Brindley, G. Foley, J. Gilbody and G Wallis

In attendance:

Mr. Nick Carr and Mr. Daniel O'Donnell of the Sandstone Group and K Bradshaw, Parish Clerk.

NON EXEMPT ITEMS

0811/331 Apologies for absence

Apologies were received from Cllr R. Heffer.

0811/332 Chairman of the meeting

In the absence of Cllr. Heffer it was proposed by Cllr. Beckett, seconded by Cllr Brindley and RESOLVED that Cllr. Wallis takes the chair for this meeting.

0811/333 Declarations of Interest

There were no declarations of interest.

0811/334 Public Speaking

Mr. Carr and Mr. O'Donnell of the Sandstone Group presented the report on the public Consultation Meeting held on 16th October 2008:-

Of the 39 feedback forms completed:-

- 58% said that they would not like to see the site redeveloped for residential properties under any circumstances.
- 62% did not support the proposed application.
- 56% said that the proposal would benefit from a pedestrian link onto Hardwick Street.

The greatest concern is access and traffic generation.

- Sandstone is in contact with DCC Highways regarding the construction of a roundabout on Mansfield Road but it is thought that this is not feasible as a full size roundabout will be required and there is not enough land available to construct one.
- Sandstone will undertake a detailed traffic assessment sometime in the near future.

Schools

- The Education Officer is happy with capacity of local schools. Current forecasts are for numbers of pupils to fall, with primary numbers forecast to fall later than secondary numbers.

Medical Facilities

- The Primary Care Trust has said that extra medical facilities would not be necessary.

Housing Density

- This is within Government limits with more open spaces provided than is required.
- Concern that open spaces could cause anti social behaviour problems.

Drainage/Sewerage

- Underwater storage tanks for surface water will be installed which will cope with a once in every 30 years event.

Existing properties

- There is a 25M minimum separation distance and a noise bund. The natural slope of the site will also aid noise suppression.

Social Housing

- The District Council has targeted 40% for social housing. The Local plan targets 10% rising to 20% with Greenfield applications up to 40%. Of the 40% the target is 70:30 in favour of rental properties and the best that can be hoped for is 50:50 rental to shared ownership.

Planning Application

- It is hoped that this will be submitted in February 2009.
- The application should include the Parish's requests under Section 106.
- Completion is anticipated in 2011 depending on the trading climate.

0811/335 It was proposed by Cllr. Brindley, seconded by Cllr Beckett and RESOLVED that Mr. Carr and Mr. O'Donnell be thanked for their presentation and that the report submitted be accepted.

The meeting closed at 7.40 pm.

Chairman

Date