

Case Officer: Mr Steve Phillipson

Application No: 10/00003/FULMAJ

Decision Level: Committee

Proposal: Residential Development, accessed off Overmoor View and Poppy Gardens, comprising of 263 units (including 20 flats), associated roads, landscaping and earth mound.

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

Applicant:

Tibshelf Parish Council Comments

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

(1) 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.

(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.

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

(11) 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.

(12) Consultation

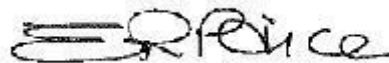
This detailed application differs significantly from the one which was the subject of public consultation in 2008. An extremely short time frame has been established for consultation and the Parish Council would suggest that, in order for effective consultation to take place, it is essential that a public 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

(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 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.

Date .17th February 2010 Signed



Parish Clerk and RFO
Tibshelf Parish Council

CNPC3

Please address to: **DEMOCRATIC SERVICES OFFICER (PLANNING COMMITTEE CLERK) The District of Bolsover, Sherwood Lodge, Bolsover, Chesterfield, Derbys S44 6NF**

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DATE OF COMMITTEE (If known): Not yet arranged

SPEAKERS NAME:

ON BEHALF OF: ...Tibshelf Parish Council

ADDRESS: 110 High Street, Tibshelf, Derbys DE55 5NU

TELEPHONE: 01773 875093

EMAIL: theclerk@tibshelfparishcouncil.gov.uk

* I DO NOT WISH TO SPEAK AT COMMITTEE, BUT PLEASE NOTIFY ME OF THE COMMITTEE DATE (the minimum notice given will be 5 days).

SIGNED



DATE: 17th February 2010

Parish Clerk and RFO