

Case Officer: Mr Steve Phillipson

Application No: 10/00264/FULMAJ

Decision Level: Committee

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**

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.

Tibshelf Parish Council 20<sup>th</sup> July 2010



Parish Clerk and RFO

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

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Applicant: Westleigh Developments and Mr & Mrs T Dilks

DATE OF COMMITTEE (If known): Not yet arranged

SPEAKERS NAME: .....

ON BEHALF OF: ...Tibshelf Parish Council

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

A handwritten signature in black ink, appearing to read 'E. R. Dilks'.

20<sup>th</sup> July 2010