

**MINUTES OF THE PARISH COUNCIL MEETING HELD ON  
19 FEBRUARY 2019**

**Present:** Councillors Raynes, Strange, Bartlett, Gray, Hopkinson, Lane, Taylor, Winder, Woods

Also present: 7 Member of the Public, Cllrs Jacqui Stevens, Steve Flitter & Sue Burfoot

**134/2019 APOLOGIES**

No apologies required, all members present

**135/2019 VARIATION OF ORDER OF BUSINESS**

The chair sought the meetings permission to include;  
Flooding Issues & Surface Water on Whitelea Lane at 11.6  
Oak Tree Gardens, Drainage Water & Tipping at 8.4  
Planning app at Starth Lane at 8.5

**136/2019 DECLARATIONS OF INTEREST**

Cllr Strange would not comment about the development at Three Lanes End.  
Cllr Woods might declare an interest in the Oak Tree Gardens dependant upon the issue.

**137/2019 PUBLIC PARTICIPATION**

**137.2019.1 PUBLIC SPEAKING**

Q. A lady had bumped into Jon Bradbury of DDDC on West Yard and asked him a few questions about the full planning permission, had the developer got it, and could he start the development without it. It is only outline at the minute. She also asked about the road on West Yard, and the situation with Oak Tree Gardens. The chair said that these would all be covered later in the agenda. Cllr Flitter tendered his apologies to the Council, as he had missed last months meeting.

Cllr Burfoot enquired if a street lighting column on The Knoll had been repaired, it had 'open electrics'. Cllr Strange would check this.

**137.2019.2 POLICE MATTERS**

Nothing to report.

**137.2019.3 REPRESENTATIONS OR EVIDENCE FROM MEMBERS  
DECLARING A PREJUDICIAL INTEREST**

None

**138/2019 MINUTES OF FULL COUNCIL**

The Minutes of full council held 15 January were received.

**139/2019 EXCLUSIONS**

None

**139/2019 COMMUNITY HALL**

Cllr Woods updated the meeting, that he and another representative of the Community Hall had met with the solicitor and gone through the lease and they have all agreed to sign it. All parties need to sign the lease at the same time, this will probably be within the next week. The Community Hall is a charity but not a registered charity until the lease has been signed. A lot of documents need to be uploaded to be able to apply for charitable status.

**RESOLVED:**

That Cllrs Raynes and Strange sign the lease on behalf of the Parish Council.

**140/2019 PLANNING MATTERS**

**40.2019.1 Planning Applications for Consideration:**

**119/00059/FUL Erection of outbuilding in rear garden at 16 The Knoll Tansley** –no objections

**19/00057/FUL Raise height of boundary wall at Little Whitelea Whitelea Lane Tansley** – this application was discussed, Davis Homes wanted to put a hedge in but have applied for a 30m length of wall, which will allow the bungalow privacy from the Davis Homes development. This work will need traffic management during its course, and it must be built in stone and liaison with Davis Homes prior to the build. – no objections but with the conditions as requested.

**19/00047/FUL Erection of agricultural livestock and fodder building (resubmission) at Land To The West of Three Lanes End Whitelea Lane Tansley** - this is now a smaller plan for the building than previously submitted, however, it is quite big, out in the open, it appears to be in the wrong position it should be nearer the trees. – Object; not a good location, should be nearer the trees, it is too prominent in the wider landscape. The building seems too large for the site. Question related to services, waste etc. 8 were in favour of the objection, 1 abstention.

**19/00013/FUL Proposed single story link extension and conversion of first floor of garage into bedroom at The Homestead Nottingham Road Tansley** – no objections, still able to use the garage.

**18/00013/FUL Spreading of excavated materials on agricultural land at Cunnery/Thatchers Lane Tansley** – There is permission to spread material on the field, but the material does not seem suitable, as it contains stones and concrete, this would make it totally unsuitable for any agricultural operation. – Object; the material is totally unsuitable, it should be graded. Request that this material be removed in a timely fashion, and that any disposal certificates and the tipping licence be requested.

**17/00596/DCOND Discharge of Condition (3) at Rose Cottage Whitelea Lane Tansley** – unable to make comments as not all of the documents are online to be able to make a decision.

**140.2019.2.2 Planning Decisions:**

None

**140.2019.3 Planning Issues:**

**140.2019.3.1 Update of Planning Permissions granted subject to 106 Agreements; Whitelea Lane, Tansley House Gardens**

Neither of these developments have gone through as the developers have not signed the 106 Agreement yet.

A gentleman asked questions about the balancing pond on Whitelea Lane Development, it is at the end of the development and the water should go down the sough, no one has ensured that the sough is big enough or patent. Properties might be flooded; this excess water would exacerbate the flooding. The sough appears to have been dry for the last ten years, if this sough failed, who would have the responsibility for it, the District Council or the Developer? Contact has been made with the flood team and photographs that the sough has collapsed in the garden.

Documents were put online the day prior to the meeting, leaving little time for consideration. It was felt that DDDC held back information and the application was passed. There are conditions in the decision notice regarding the drainage and the sough.

Tansley House Gardens application was also passed, the officers report said that they were looking at amended plans but there were none online, the last plans were 2016. The houses were changed from stone to stone and render. There should be 106 Agreements for Social Housing, Play Area, CCG, and School.

**RESOLVED:**

To submit a formal complaint regarding the non-information for these applications and the lack of transparency from DDDC.

**140.2019.3.2. West Yard, new access created**

Residents are concerned that large plant has been coming in from Thatchers Lane, the site has been cleared, all of the top soil has been cleared, the 'green buffer' has been covered in soil and sods, there is only outline planning on this. When the 106 is signed, the work will start for 19 properties. A developer can form a new access onto an unclassified road, without permission. A lady asked about Turners Croft, as work appears to have started there, the boundary wall appears to be in danger of collapse.

**RESOLVED:** To write to Building Control.

**140.2019.3.3. Thatchers Croft**

There have been complaints from residents that they are not able to access their homes, Peak District Rural Housing still have a retention as the drives and footways have not been finished off. A legal agreement with Barncroft Homes does not exist so retention is being used to resurface the drives. The road, the play area and the bank are all privately owned.

**140.2019.3.4. Oak Tree Gardens**

Behind the site on the greenfields that overlook the site, there is tipping of soil and large rocks, and tipping also adjacent to Knabb Hall Lane. There was a question about the field being reinstated, and there is no planning permission for excavation beyond the curtilage of the site, how would the rocks be removed?

The Developer said that the rocks are to be removed, to some of the embankments on West Yard as support, and also onto the Coach Road, and surplus others are to be sold. The soil will be removed and the land reinstated when the weather is drier.

There was a question about the properties still being on a temporary water supply from the private water supply. It would appear that Severn Trent Water have this in hand.

There was a question about a garage being used as a room at plot 2. The Developer said that the owners of plot 2, would have to apply for permission themselves for this.

On Plot 3 there is a holding tank, and one of the manholes has been upgraded.

**140.2019.3.5 Starth Lane**

A response regarding the formal complaint made about the documents, plans, and information being withheld was read out.

**RESOLVED**

To write once again, to have the complaint assessed by the Chief Executive.

**141/2019 SCHOOL BUS WALKING ROUTE FROM TANSLEY TO HIGHFIELDS**

Parish Councillors Lane & Raynes; Cllr Sue Burfoot and a Panel, and a representative of DCC Highways had walked from Upper Highfields to the end

of Church Street, at the right time of day. There had been problems crossing the road at Matlock Green. The state of the footways on The Cliff is bad, the surface is eroding, and inspection covers are raised. The route was measured as 2.4 miles at the End of Church Street, obviously this is more to The Gate. The biggest problem appeared to be near Ghurka, the footway is very narrow, and children are crossing near Holly Lane onto Nottingham Road. A crossing was discussed, if the bus stop could be relocated, this would be safer. There are a number of issues, street lighting, child safety; could the Parish Council get help with transport. Cllr Burfoot reported that DCC have case law on their side, which says 'it is the parents responsibility if they do not think it is safe for their child. Case Law can be overturned, but Highways do everything by statistics.

**RESOLVED:**

To write to Patrick McLoughlin MP and also the Minister for Education.

**142/2019 FETE FIELD**

Permission is needed for work to the hedge that is up to the development site, the boundary wall can be seen, it might be necessary to ascertain where the boundary is legally.

**RESOLVED:**

To take legal advice on this up to a maximum of £500.

**143/2019 ENVIRONMENTAL ISSUES**

**143.2019.1 Rose Briars on the Fete Field**

These have been contracted for removal.

**143.2019.2 Footpath Update**

Footpath sign on Knabb Hall Lane to Allen Lane needs replacing. .

**143.2019.3 The Ropewalk – ongoing .**

**143.2019.4 The Pinfold/Heathy Lea –** DDDC wish to discuss with the Parish Council these two pieces of land.

**143.2019.5 Village Green Play Area**

Cllr Taylor is seeing Helen Carrington DDDC later this week, she wants to discuss a possible scheme with him. Need to look at health & safety, public liability, prices for aspects of the work (refurbish or new), possible grants.

**RESOLVED:** Cllr Taylor would visit DDDC to investigate if they could carry out painting of the existing, with maybe a Parish Council contribution, and would we be able to apply

**143.2019.6 Surface Water at Whitelea Lane**

There are potholes and inspection covers missing, there is a lot of water coming from Home Farm and Sunnyside and eroding the surface of the lane, making it very dangerous.

**RESOLVED:**

To write to Highways and the Flood Team.

**144/2019 Burial Ground**

**144.2019.1 Lighting Scheme update**

Cllr Strange highlighted the fact that there is required further expenditure on this up to approx £100.

**RESOLVED:** To agree to this extra expenditure.

**144.2019.2 Burial Ground Fees**

These were discussed

**RESOLVED:** To keep in line with DDDC Fees.

**145/2019 FINANCE**

**145.2019.1****Accounts Paid**

Date	Cheque No	Particulars	Amount £
15.1.2019	001477	S Leighton (sal 170.40, stamps 18.57)	188.97
15.1.2019	001478	Iansprint (copying)	10.88
15.1.2019	001479	C Knightley (web hosting dec-mar)	13.10

**145.2019.2 Income Received**

Nil

**145.2019.3 Bank Reconciliation**

Meeting closed at 21.30 pm .....

**CONFIDENTIAL SESSION**