

**MINUTES OF THE ANNUAL PARISH COUNCIL MEETING HELD ON  
25 MAY 2021**

**Present:** Councillors Raynes, Strange, Gray, Hopkinson, Lane, Neville, Taylor & Toplis

**1/2022 APOLOGIES**

Cllr Smith

**2/2022 ELECTION OF CHAIR**

Cllr Raynes was elected unanimously.

**3/2022 ELECTION OF VICE CHAIR**

Cllr Strange was elected unanimously.

**4/2022 SIGNING OF DECLARATION OF ACCEPTANCE OF OFFICE  
BY CHAIR & VICE CHAIR**

These were both signed and counter signed by the Clerk.

**5/2022 REGISTER OF MEMBERS' INTERESTS**

The Clerk reminded all Councillors that if there had been a change in circumstance, they may need to re-register their interests.

**6/2022 VARIATION OF ORDER OF BUSINESS & DECLARATIONS  
OF INTEREST**

**7/2022 REQUEST FOR DISPENSATION FROM MEMBERS**

There were no requests for dispensation.

**8/2022 PUBLIC PARTICIPATION – MEMBERS OF THE PUBLIC,  
POLICE, COUNTY OR DISTRICT COUNCIL REPRESENTATIVE**

There were no issues raised at this point.

**9/2022 MINUTES OF FULL COUNCIL**

The Minutes of full council held on 20 October were received.

**10/2022 EXCLUSIONS**

There were no exclusions

**11/2022 COMMUNITY HALL**

**11.2022.1 New Roof**

Cllrs Strange and Taylor have put a report together regarding necessary work to the roof.

RESOLVED: that if we decide to do the work, then £10K be put aside this year, and a further sum allocated as necessary next year.

**12/2022 PLANNING MATTERS**

**12.2022.1 Planning Applications for Consideration:**

**21/00629/FUL** Two storey rear extension with dormer patio doors at Orana The Knoll Tansley – object: engineering works to form parking without planning, access/egress directly onto a highway with poor sightlines, intrusive related to adjacent properties, excavations on rock and adjacent properties have previously flooded.

**21/00643/FUL** Proposed single storey side extension at Broadlands Farm Alfreton Road The Cliff Tansley – no objections

**21/00635/PDE** Application for Larger Home Extension – Single storey rear extension projecting 4.5m from rear wall, with an eaves height of 2.35m and a maximum height of 2.5m at 31 The Knoll Tansley – no objections

**20/00696/DCOND** Discharge of condition(s) 7,8, and 10 of application 20/00696/FUL – change of use and conversion of barn to dwelling house/holiday let at Hilltop Farm Alfreton Road The Cliff Tansley – no comment

**21/00557/VCOND** Proposed removal of condition 3 (agricultural occupancy) of planning permission WED/0585/0355 to allow property to be occupied as an independent dwelling house at Sunnybrook Whitelea Lane Tansley (Cllrs Neville, Strange & Toplis abstained from voting). – object

**21/00537** Change of use of agricultural building to 1 no larger dwelling house (Use Class C3) and associated building operations at Home Farm Whitelea Lane Tansley (Cllr Neville abstained from voting) – no objections

**21/00515/FUL** Change of use of land to domestic garden at Land to the East of Alders Lane Land to North of Thatchers Lane (Cllrs Neville & Toplis abstained from voting). – object: the barn was converted to a residential dwelling using permitted development rights, one assumes the applicant and the LA know the parameters under Class Q. The change of additional agricultural land to domestic garden does not fall within Class Q. The agricultural land lies outside the SFB for Tansley development and cultivation of a garden would not normally be allowed on 'green field sites' it is therefore very important and in the public interest that Class Q legal rights are observed, by developers and the LA.

**21/00513/FUL** Regularisation of engineering works and erection of agricultural building at Land to the East of Alders Lane Land to North of Thatchers Lane (Cllrs Neville & Toplis abstained from voting) – object: We presume the engineering work includes the formation of a large stone built compound, retaining walls and gate piers all constructed on a green field site outside the settlement of Tansley without planning permission.

This illegal work had been highlighted on numerous occasions to DDDC Planning. Enforcement notices were finally issued by the L.A. Two Appeals were lodged by DDDC against work done at this location, unfortunately the Appeals were Quashed by the Planning Inspectorate because DDDC had not completed the forms correctly.

It was assumed that the L.A. would resubmit the Appeals against the obvious unauthorised work.

This does not seem to be the case as a retrospective application has been accepted by the Local Authority.

We would ask the Local authority to do the 'right thing' their perceived apathy to enforcement gives little confidence to the public.

The Parish Council Object to the request to erect another agricultural building, at this location the original request to convert a redundant barn into a home was granted, the applicant stated the redundant barn was no longer required for his agricultural business, and now he has his home he wishes to erect another barn! Surely there is a time frame associated with such works?

The Planning Department have been advised that the applicant works at weekends the noise coming from the site does not seem to be restricted to the normal working week, please can the LA inform us if a noise impact assessment was done owing to the fact this is a mixed use development. As Officers know the application site is in close proximity to residential properties and their amenity is being ruined by weekend working.

It is very worrying that there appears to be a trend of regularizing serious breaches of planning conditions, and DDDC do not appear to have a strong and effective enforcement strategy.

**RESOLVED:** To accept the following comments as previously submitted to DDDC.

Land to the West of Field House Starth Lane Tansley – discharge of conditions 2,5,6,7 & 8 of application 18/01261/REM – approval of reserved matters for the erection of one dwelling (outline 15/00276/OUT) – 18/01261/DCOND/1 – no comments

Tansley House Residential Home – discharge of conditions 3,4 and 8 application 20/00526/FUL – proposed change of use from residential care home to 6 no dwellings – 20/00526/DCOND – no comments

20/01002/FUL Daisy Bank Farm Alders Lane Tansley – replacement sunroom – no objections

20/00823/FUL Home Farm Whitelea Lane Tansley – Maternity Unit – no objections BUT the building must remain as agricultural AND ancillary to Home Farm. All vehicle access including construction vehicles to access from Whitelea Lane.

20/01025/FUL Holly Tree Cottage Gold Hill Tansley – extensions and alterations, modifications to raised terrace and formation of parking areas – object - too close to boundary, no maintenance strip, no indication of where the balustrading might be, roof should not be a sitting area, vehicles need to access and egress in forward gear.

10/01194/FUL Hunters Moon The Knoll Tansley – single storey front extension – no comments

20/00991/OUT Land Adjacent to 14 The Knoll Tansley – outline planning for the erection of 1 no dwelling house – no comments

20/01154/FUL 2 Twyning Cottage Alfreton Road The Cliff Matlock – erection of boundary wall with pedestrian access gate – no comments

21/00302/FUL Land South of Nottingham Road – glamping pods and log cabins – OBJECT

20/00976/FUL The Coal Yard Watery Lane Clifton – Change of use of land for the stationing of caravans for the purposes of human habitation (6no. pitches comprising of 1no. static caravan and 1no. touring caravan per pitch) – **Tansley Parish Council support this application:**

However, we would have preferred DDDC to pursue the DDDC Local Plan allocation at Watery Lane Ashbourne which is now viable, as the route for the proposed Ashbourne bypass has been established. £10k of tax payers' money was used to draw up specifications for this site and planning permission had been obtained. One wonders what valid reasons DCC are using to retain the land.

It has been known by DDDC from the outset that the Traveller family who are homeless, have stated on numerous occasions that they wish to be near extended family and health care facilities in the south of the district near Ashbourne.

Because they are reliant on social care they also need to be in a sustainable location.

DDDC have spent monies contracting consultants to search for suitable locations for this family, one such location was The Coal Yard Watery Lane Clifton. The Clifton site is 'brownfield', large enough to meet Local Plan requirements, with a hard surface, it has an electricity supply, and mains water is available. The District Council had agreed a 'heads of terms' for a lease, and the Gypsy Liaison Officer thought this a suitable location, however monetary constraints was the reason given for not going through with the acquisition, the money required was said to be prohibitive.

Reports by DDDC Estate Officers are of the view this site could be developed as a Travellers site. The site is sustainable and within easy reach of a full range of services. The amenity of the site would not adversely impact on the amenity of other residential properties, it performed **well against HC6'**

Risk assessments provided by the applicant state 'hard surfaces already in situ' it would appear 'no historic records of flooding at the coal yard are mentioned in DDDC SFR Assessment' and 'the proposed use of the land accords with DDDC Sustainability Objective 15 – to provide everybody with the opportunity of owning or renting a sustainably designed good quality home at affordable cost'

The report goes onto say 'No viable alternative sites are currently available in Derbyshire Dales at lower flood risk that meet the needs of the project' it is very interesting that viability and needs of the project are emphasized.

The proposal will address the known unmet need in the southern part of the District which has been identified by District and Borough Councils in Derbyshire and East Staffordshire (GTAA)

Because this is a private planning application, passing this proposal will ensure DDDC meet their statutory duty to provide Traveller accommodation that adheres to Government Guidance, without any financial impact upon the council tax payer of DDDC.

21/00302/FUL Land South of Nottingham Road - Mixed tourism development including the erection of 7no. glamping pods and 4no. log cabins with associated camping field – Object – outside the settlement framework, not identified in the local plan, removal of trees, the gateway to the Dales needs protecting. Concern about the removal of trees, thus damaging the bio diversity, and increasing the flood risk. Concerns regarding road safety, footway is narrow, not sufficient visibility splay to achieve sightlines. Inappropriate location. The site is too visible in the wider landscape.

20/01009/FUL The Gate Inn The Knoll Tansley –Proposed single storey extension to provide additional seating – object –footprint is being increased, outside smoking and seating area is being taken way, may result in loss of parking spaces, plot is being overdeveloped and cramped, and essential amenity space is being lost. Do not like the timber cladding, this is introducing material that has not been used previously and is not in keeping.

## **12.2022.2 Planning Decisions:**

The Planning Decisions issued by DDDC have been noted.

## **13/2022 TRAVELLERS SITE AT KNABB HALL LANE**

Nothing much to report, the Chair has been in touch with the Gypsy Liaison Officer and feels that the Clifton Site will probably be passed. The Chair has also contacted DDDC David Hughes, and no assessments have taken place at Knabb Hall Lane except for a Badger Survey. There is still confusion over who owns the site (DDDC or DCC), Land Registry says that the land can be given over to another person.

## **14/2022 HEATHY LEA/THE PINFOLD**

Lovedays have been in touch and The Pinfold is progressing steadily. There are a couple of trees that require removal, and an estimate as been sought for £350.00.

**RESOLVED:** To accept this price and issue an order.

**RESOLVED:** To write to Lovedays and ask them to pursue the acquisition of Heathy Lea.

## **15/2022 ENVIRONMENTAL ISSUES**

A village litter pick is being arranged for 5 June 10.00 – 13.00, Cllr Strange would remove collection bags to a central point for removal by DDDC. Pre School are also carrying out a litter pick on 7 June.

## **16/2022 HIGHWAY ISSUES**

**16.2022.1 Parking on Church Street** – is becoming a major problem and to exit Coach Road is also a problem.

**16.2022.2 Coach Road** the condition is worse since it has been repaired, and Brookfield Way also has large potholes.

**16.2022.3 Brookfield Sign** – need refurbishing

**16.2022.4 Footpaths** – the Footpath maintenance contractor has reported that one of the footpaths is completed overgrown and a sign has been knocked down.

## **17/2022 FETE FIELD/HEATHY LEA**

### **17.2022.1 Storage of Mower**

The store is nearly completed, there are just a few slabs that need to be laid, this would be completed in the next few days.

**17.2022.2 Tree Work** - there are some Damson Trees that require pruning or removal, and a Willow Tree that needs work. A quote has been received for £348.00.

**RESOLVED:** To accept the quote to prune and remove one of the trees.

**17.2022.3 Drainage Work** – Council Sub Committee met at The Fete Field to discuss drainage work and tree stump removal and rebuilding of the wall have been quoted for in the collective sum of £2940.

**RESOLVED:** To accept the quote.

## **18/2022 THE ROPEWALK**

Council Sub Committee met at the Ropewalk with DCC Footpaths Officer, we cannot do anything to the footpath or the concrete, DCC are going to make it safe, re-do the footpath and put drainage in.

## **19/2022 DALC Circulars and correspondence**

**20/2022 FINANCE**  
**20/2022.1 Accounts Paid**

Date	Cheque No/Card	Particulars	Amount
6.10.2020	Debit Card	Scotland Nurseries (plants)	39.90
6.10.2020	Debit Card	Matlock Garden Centre (plants/compost)	129.96
20.10.2020	00027	Derbyshire Legal (legal services)	522.00
20.10.2020	00028	S A Leighton (sal 170.40, 11.11 post)	181.51
20.10.2020	00029	Came & Co (insurance premium)	1343.36
20.10.2020	00030	G Wardman (padlock Heathy Lea)	43.50
20.10.2020	00031	Holy Trinity Church (grant- service clock)	100.00
22.11.2020	00032	S Leighton (consolidated payment Just Giving)	830.00
22.11.2020	00033	Iansprint (copying)	14.60
22.11.2020	00034	Lovedays (legal services)	840.00
22.11.2020	00035	S A Leighton (sal 170.40, 17.00 wreath)	187.40
27.11.2020	00036	Darren Wheatcroft (mowing)	214.00
15.12.2020	00037	Lovedays (legal services)	600.00
15.12.2020	00038	Premier Gas Services (new boiler etc comm.hall)	4800.00
15.12.2020	00039	C E F Matlock (thermostat comm. Hall)	45.95
15.12.2020	00040	Methodist Church (grant Christmas lights)	100.00
4.1.2021	00041	Neil Green (fete field hedge cut)	180.00
4.1.2021	00042	Salisbury & Wood (stone mower store)	302.59
13.2.2021	00043	B Taylor (reimburse noticeboard refurb)	42.43
13.2.2021	00044	C Knightley (reimburse web host)	13.86
13.2.2021	00045	Loveday (legal services)	891.00
8.3.2021	00046	Darren Wheatcroft (mowing)	625.00
8.3.2021	00047	S Leighton (sal jul,dec,jan,feb,mar 5 x170.40)	852.00
8.3.2021	00048	HMRC (Tax & NI Qtrs 2,3,4)	383.40
29.4.2021	00049	C M C (comm. hall door)	3600.00
29.4.2021	00050	C Knightley (web host)	13.86
8.5.2021	00051	SOS Services (mowing)	378.80

**20.2022.2 Income Received** Various Donations 250.00, Just Giving Fund Raising Page £5029.69 closed down, HMRC Vat refund £2604.51, Gaskell Estate 200.00, HMRC Vat Refund £6780.37

**20.2022.3 Bank Reconciliation & Accounts** were received

**20.2022.4 GDPR** nothing to report

Meeting closed at 20.55 .....

**CONFIDENTIAL SESSION**

