

**MINUTES OF THE PARISH COUNCIL MEETING HELD ON  
15 AUGUST 2023**

**Present:** Councillors Raynes, Strange, Challis, Flint, Hodgson, Hopkinson, Saunders, Taylor & Toplis

Also Present; 2 Members of the Public

**43/2024            APOLOGIES**

DCCLlr Sue Burfoot

**44/2024            VARIATION OF ORDER OF BUSINESS**

The chair sought to include on the agenda

- i) planning applications online at DDDC
- ii) provision of a 'closing gate' at the play area Village Green
- iii) Fete Field hedge cutting by residents

**45/2024            DECLARATIONS OF MEMBERS INTERESTS**

Cllr Hodgson declared a personal interest in the planning application for Starth House.

Cllr Saunders declared a personal interest in the planning application for Sunnyside Farm.

Cllr Raynes declared a personal interest in the planning application for Starth House.

**46/2024            PUBLIC PARTICIPATION – MEMBERS OF THE PUBLIC, POLICE, COUNTY OR DISTRICT COUNCIL REPRESENTATIVE**

A resident made comments regarding concerns about restrictions on parking within the village, where will people park? The Parish Council has discussed this matter at length over the years, there are complaints about being unable to access Church Street and being stuck on the A615. DCCLlr Burfoot has been given a map and the areas of concern marked on it. There are some cottages with three vehicles without garaging. The Parish Council recognise that there are problems and if people complain re: near misses/accidents, parking the wrong way on the narrowest parts of the road, something needs to be done. The Parish Council would continue to use Hotwire to inform residents of parking particularly on Green Lane/Whitelea Lane, o/s the Methodist Church, top of the Old Coach Road.

**47/2024            MINUTES OF FULL COUNCIL**

The Minutes of Full Council held 25 July 2023 were received.

**48/2024            EXCLUSIONS**

None

**49/2024            COMMUNITY HALL**

Councillor with responsibility for assisting with grant funding.

Cllr Hodgson would take the lead on looking for grant funding, she highlighted the fact that there are currently three funds available, DCC which closed 31.10.23, National Lottery and CVS, some of these have to be match funded. CVS will check applications when completed.

**50/2024            PLANNING MATTERS**

**50.2024.1    Planning Applications for Consideration:**

**23/00859/VCOND** Variation of condition 6 of application number 22/00651/FUL to allow external storage at Sunnyside Farm Whitelea Lane Tansley – objection – not appropriate development for the prominent industrial site, too close to a footpath, goes against the decision made in August 2022, it is a very sensitive area and no external storage should be considered within that area.

**23/00407/VCOND** Variation of conditions 4,5 & 6 of planning application 23/00407/VCOND at Land South of Nottingham Road Tansley – objection -overwhelming against lifting any of the conditions, Yew Tree Farm is ancillary to the site and should remain as one unit, there should be a management plan in place well in advance of the first occupation of the site, it should be for holiday purposes only and the residency period that is currently in place should remain as such.

**T/23/00123/TCA** Conifers & ash, please see plan uploaded at Broadlands Farm Alfreton Road The Cliff Tansley – no objections

**23/00120/TCA** Removal of large Willow Branch at Brook Cottage Oaksedge Lane Tansley – no objections

**23/00705/FUL** Erection of dwelling house at Starth House Starth Bank Tansley – objections – it is an inappropriate prominent development in the area, it is overlooking neighbours and will have no privacy and allow neighbours no privacy, it is garden grabbing, it is overdevelopment of the site at Starth House, it will overwhelm the local area.

#### **50.2024.2 Planning Decisions:**

**T/23/00094/TPO** works to TPO/156 Removal of 1no Ash Tree due to Ash dieback at Ash Tree Cottage Thatchers Lane Tansley – permitted with conditions

**23/00407/VCOND** Variation of Condition of Application 21/00302/FUL & 21/00302/AMD to amend approved plans Land South of Nottingham Road Tansley – permitted with conditions

**23/00614/FUL** Alterations and single storey side extension at Tanter Cottage 5 South View Tansley – permitted with conditions

**23/00615/LBALT** Side extension and associated internal and external alterations at Tanter Cottage 5 South View Tansley – permitted with conditions

**22/01276/S106M** Modification of Section 106 Agreement dated 8 July 2019 (Planning Permission 17/00850/FUL) to amend obligations relating to Affordable Housing Provision – application withdrawn

#### **50.2024.3.1 Thatchers Croft – Drainage**

The original drainage plan was that each house had SUDS, the drainage team asked for this to be changed to three large SUDS, the SUDS are not in place and the houses are for sale. There should be a verification report for the site, cond 13 of planning was that a verification report was in place, and that it had to be signed off. Cond 13 has been taken off as complete. The Chair of the Parish Council has been in contact with the Flood Team and DDDC regarding this.

#### **50.2024.3.2 Allocation of Social Housing questionnaire – inhouse or request DDDC**

There are concerns regarding social housing on Whitelea development, and the Parish Council has written to Rob Coggins, do we want DDDC to do a questionnaire or do the PC wish to do it. There were six social houses on Whitelea Lane but none of gone to people within the village. Cllr Strange said that one village survey could encompass all areas, It would be put on Hotwire.

**RESOLVED:** a separate questionnaire for social housing needs. A small team of Cllrs including Cllrs Flint, Saunders and the Chair would work on this and bring back to the PC.

#### **50.2024.3.3 Planning Applications online at DDDC**

**RESOLVED:** To write to DDDC and request that applications are put online in order, as this is not the case at the moment.

### **51/2024 ENVIRONMENTAL ISSUES**

#### **51.2024.1 Heathy Lea – water egress into field and overflow onto A615**

Cllrs Raynes, Taylor, Strange & Flint had visited the site and spoken to the neighbour, who offered to drain the dam, which he has done, and the water coming onto the road has reduced, the ground is drying up. Cllr Taylor and Strange found a manhole which is running well, it is not silted up.

**RESOLVED:** To wait until the end of the month and see if the water has dried up and if any leak has been identified.

#### **51.2024.2 Knabhall – update, help to tidy up from resident**

An offer of help to tidy this area has been received from Tony Barratt, which is very welcome. In agreement with DDDC this may become a nature reserve.

**RESOLVED:** To ask Derbyshire Wildlife for advice, and have a site meeting of Councillors.

**51.2024.3 Quotes – rebuilding of walls at Pinfold and Garage access driveway**  
**RESOLVED:** to reduce the height of the wall at garage access driveway and put ‘copings’ on, in the sum of no more than £200, Cllr Toplis would organise this.

**52/2024 SECTION 106 MONEY**  
**RESOLVED:** To order bench, picnic table for the Fete Field.

**53/2024 FETE FIELD**

**53.2024.1 Fete Field Entrance Gate security**  
 This may need to be locked, as there has been a complaint about youngsters on there with cars and drinking.

**RESOLVED:** To monitor.

**53.2024.2 Provision of a ‘closing gate’ at the play area Village Green**  
 An email has been received requesting that a ‘closing gate’ be put on the play area, this would ensure that it remains clean and safe.

**RESOLVED:** To approach DDDC regarding this.

**53.2024.3 Fete Field hedge cutting by residents**  
 Residents have been cutting the hedge the butts up to the Fete Field, which the Parish Council thinks is their property. Cllr Toplis queried the ownership of the hedge and requested that a check on land registry is carried out.

**54/2024 COUNCILLORS’**

**54.2024.1 Councillor responsible for Footpaths**

Councillor Challis would take on this role.

**54.2024.2 Councillor responsible for general village matters**

Councillor Hopkinson would take on this role.

**54.2024.3 Council Policies and Standing Orders**

The Clerk informed the Council that Policies, Procedures and Standing Orders need to be reviewed and this would be best at the start of this administration.

**RESOLVED:** That these would be circulated for all to comment on.

**55/2024 FINANCE**

**55.2024.1 Accounts Paid**

Date	Cheque No	Particulars	Amount £
25.7.2023	00183	S A Leighton (sal 170.40, postage 17.75)	188.15
25.7.2023	00184	A Varkalis (Fete Field gate S106 money)	936.00
25.7.2023	00185	SOC Services (grounds maintenance)	228.00
25.7.2023	00186	A Barber (grounds maintenance)	210.00

**Income Received:** Nil

**55.2024.2 Bank Reconciliation & Accounts** were received

Meeting closed at 20.58hrs .....

**CONFIDENTIAL SESSION**