

**MINUTES OF THE PARISH COUNCIL MEETING HELD ON
16 MAY 2023**

Present: Councillors Raynes, Strange, & Taylor

1/2024 ELECTION OF CHAIR

Cllr Raynes was voted in as Chair of the Parish Council, and signed the Acceptance of Office document.

2/2024 ELECTION OF VICE CHAIR

Cllr Strange was voted in as Vice Chair of the Parish Council, and signed the Acceptance of Office document

3/2024 APOLOGIES

Cllrs Challis-Wear, Hopkinson & Toplis

4/2024 VARIATION OF ORDER OF BUSINESS

The chair sought to include on the agenda:

8.3 Whitelea Development

9.4 Refuse Collection at Thatchers Croft

5/2024 DECLARATIONS OF MEMBERS INTERESTS

No interests were declared.

**6/2024 PUBLIC PARTICIPATION – MEMBERS OF THE PUBLIC, POLICE,
COUNTY OR DISTRICT COUNCIL REPRESENTATIVE**

7/2024 MINUTES OF FULL COUNCIL

The Minutes of Full Council held 18 April 2023 were received.

8/2024 EXCLUSIONS

There were no exclusions

9/2024 COMMUNITY HALL

There has not been much progress in isolating the boiler area. The hall is now being used more and with this in mind the Toilets for the Disabled needs to be pushed forward.

RESOLVED: If there is a cost for the planning application, then this will be covered by the Parish Council.

10/2024 PLANNING MATTERS

10.2024.1 Planning Applications for Consideration:

23/00407/VCOND Variation of Condition of Application 21/00302/FUL & 21/00302/AMD to amend approved plans at Land to South of Nottingham Road Tansley – Mr Doar gave an overview of the site and its history, and explained the ethos that he wished to promote there. He explained the basis of the amendments to the approved plans.

RESOLVED: no objections to the amendments subject to the omission of the rooflights within the pods, the new layout of the pods is preferred.

23/00362/FUL Construction of 1 no dwelling house at Nether View Thatchers Lane Tansley

RESOLVED- to object We are surprised the Local Authority have accepted this application bearing in mind the application form is not valid. We note the developer states work has not started, this is far from the fact, the building has already reached roof height. The site is green field, and we consider the access to the site has been altered. We note the applicant has stated there is no new right of way, and yet one is being constructed adjacent to the new building.

It is not apparent where surface water will go, as there is no indication on the submitted plans of SUD's, we also question once again where the outfall for the site is. If the developer has decided to change his drainage plan then it needs to be on line, which it isn't. There is no drainage channel where the new driveway meets the public highway, it is common knowledge that surface water run off comes down the lane to the lower level and has caused damage to residential gardens in the vicinity of the site.

We also note the developer is bringing heavy plant along the single track Thatchers Lane rather than building from the building site on Thatchers Croft as per approval. This application forms part of a hybrid application where 5 dwellings had Full planning permission and the remainder of the dwellings (12) were Outline. The 5 dwellings are complete, this dwelling (Nether View) and one other form part of the Outline application, The Officers Report states, 'An application for the external appearance of the development shall be submitted to and approved in writing by the LPA before commencement of any works, and development shall be carried out in accordance' DDDC Planning department have been alerted to the fact that there is no planning application in place and the Outline phase of the development is going up piecemeal, this is the second application and the LPA continue to ignore their own conditions. We ask, why yet again, Planners are turning a blind eye to development at this site, bearing in mind its history and the fact conditions for previous phases are still not signed off, development at this site starting 10 years ago – still no street lighting and pavements unfinished and parts of the adopted highway still in private ownership, with no section 38 in place on the pavement adjacent to the A615 or on Thatchers Lane – all allowed by DDDC and the lack of enforcement. The building Nether View, should conform with an overall planning application for the remainder of the site, residents need to see what is planned, a holistic approach is needed as per the Officers Report, DDDC need to follow through on conditions they place upon a development, we expect the LPA to work in the best interest of the community, and enforce.

10.2024.2 Planning Decisions:

23/00219/FUL Erection of feed store at Home Farm Whitelea Lane Tansley – permitted with conditions

23/00208/CLPUD Certificate of Lawful Proposed Development – replacement roof and installation of 2 no roof lights at Westoe Church Street Tansley – permitted

22/01294/LBALT Internal alterations and refurbishment and erection of pergola at Tavern at Tansley Nottingham Road Tansley – permitted with conditions

22/01227/FUL Erection of pergola to form outside seating area and external alterations at Tavern at Tansley Nottingham Road Tansley – permitted with conditions

21/00771/DCOND2 Discharge of conditions 9, 21, 22, 28, 32, 33, 34, 35, 36 and 37 of application 21/00771/VCOND Variation of condition 2 (approved plans) of planning permission 17/00850/FUL to allow for the substitution of house types at Whitelea Nursery Whitelea Lane Tansley - discharged conditions in full

10.2024.3 Whitelea Lane – footpath from Whitelea to The Ropewalk

The footpath to the Ropewalk is still not completed satisfactorily.

RESOLVED: To contact DDC Rights of Way.

11/2024 ENVIRONMENTAL ISSUES

11.2024.1 Church Street -Convex Mirror

The insurance company have confirmed that they will act on behalf of the Parish Council should any claim be made against them.

11.2024.2 New Benches – Village Green & Fete Field

To be put on the next agenda for discussion.

11.2024.3 Ashley Close, Church Street – parking issues

RESOLVED:

Contact DCC and request a large box to prevent parking and also request one outside the Methodist Church. Put a Hotwire out asking residents to park more responsibly.

11.2024.4 Refuse Collection – Thatchers Croft

An email has been received from a resident of Thatchers Croft, who is currently having a number of bins (on the advice of DDDC) placed near to their property for collection, due to access issues.

RESOLVED: to pass this onto DDDC Environmental Health section for their action.

12/2024 ASSET TRANSFERS FROM DDDC

12.2024.1 Heathy Lea requires tidying up and the sponsorship boards removing.

RESOLVED: to contact N Goodwin to do this.

12.2024.2 Knabb Hall Lane this site is not too bad, it just needs a tidy up, and a bit of walling is required.

RESOLVED: To get this work carried out.

To Authorise Councillor Raynes to look at land registry and identify other parcels of land within the parish that are within the enclosures awards, to authorise a spend of up to £50.00

13/2024 FETE FIELD

13.2024.1 Entrance Driveway

This work has been booked in for the end of July/beg of August 2023.

13.2024.2 Broken Wooden Gate

This needs removing and replacing, we need to ensure that the entrance is not left vulnerable.

13.2024.3 Garage Forecourt – rebuild stone boundary wall

This wall requires building up, a quote would be sought.

14/2024 Councillor Vacancies – Co-option

As the Council did not have all vacancies filled, then we can advertise to co-opt.

The notice would be placed in the boards 17 May until 30 May 2023.

15/2024 FINANCE

15.2024.1 Accounts Paid

Date	Cheque No	Particulars	Amount £
18.4.2023	00167	SOC Services (grounds maintenance)	238.00
18.4.2023	00168	N W Goodwin (tree planting)	174.00
18.4.2023	00169	Derbyshire Legal Services:Lovedays (asset transfer heathy lea)	900.00
18.4.2023	00170	Derbyshire Legal Services:Lovedays (asset transfer knabhall lane)	900.00
20.4.2023	Debit Card	Derbyshire Legal Services (shortfall on cheques 169 & 170 of 62.40 in total)	62.40

Income Received: DDDC – annual precept £22,323.00

15.2024.2 Bank Reconciliation & Accounts were received

Meeting closed at 21.10hrs

CONFIDENTIAL SESSION None