

**MINUTES OF THE PARISH COUNCIL MEETING HELD ON
19 SEPTEMBER 2023**

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

Also Present; 1 Member of the Public

56/2024 APOLOGIES

Cllr Flint

DCCllr Sue Burfoot

57/2024 VARIATION OF ORDER OF BUSINESS

The chair sought to include on the agenda;

i) Fete Field Hedge ownership – enquire re: affidavit

ii) The Chair sought the meetings permission to include Fete Field in the confidential session.

58/2024 DECLARATIONS OF MEMBERS INTERESTS

Cllr Toplis declared a personal interest in the planning application for Tanter Cottage.

59/2024 PUBLIC PARTICIPATION – MEMBERS OF THE PUBLIC, POLICE, COUNTY OR DISTRICT COUNCIL REPRESENTATIVE

There were no comments from members of the public or other agents.

60/2024 MINUTES OF FULL COUNCIL

The Minutes of Full Council held 15 August 2023 were received.

61/2024 EXCLUSIONS

As listed

62/2024 COMMUNITY HALL

Cllr Hodgson updated the meeting that DCC has not released the next round of funding yet, to access funds planning permission must be in place.

63/2024 PLANNING MATTERS

63.2024.1 Planning Applications for Consideration:

23/00973/FUL Replacement of existing conservatory with garden room at Barncroft Jackhill Farm Nottingham Road Tansley – no objections

23/00912/FUL Erection of 2 no single storey dwellinghouses at Land off Thatchers Croft Thatchers Lane Tansley - object as follows (votes were 5 object, 3 abstain):

The proposed homes form part of a Hybrid application, this part being the Outline element.

We would like to see plans which give a true representation of plans passed at Committee.

We object to the piecemeal development which Officers are enabling at this location.

The two proposed homes appear larger than the original, taking up more of the land and providing less amenity space. They also appear very cramped, with no garages or outdoor storage .

The proposed properties overlook and overshadow the proposed social homes taking away any privacy in the gardens of the proposed adjacent dwellings.

DCC Highways question/ have concerns related to the proposed driveways which they say appear to be using space from the cul de sac. (eating into the highway)

Parish Council have concerns related to the lack of parking , and the fact cars will not be able to turn within their own curtilage.

Meaning to exit driveways cars will have to reverse into the cul de sac, a swept path plan for the cul de sac is still not available on line.

We question where visitors will park.

Front gardens appear to be non existent.

There is no maintenance agreement which covers highways and drainage.

We assume the 106 agreement will cover these proposed dwellings.

The Parish Council requests that because of so many unresolved issues the application goes to Committee.

23/00768/FUL Erection of 4 no dwellinghouses at Land off Thatchers Croft Thatchers Lane Tansley – object as follows (votes were 6 object 2 abstain):

Application form asks if there are any protected species present or near by, applicant states NO. However part of this Hybrid application includes a badger corridor.

We are informed that the badger corridor has been moved, please provide written evidence to assure us this is the case.
The proposed social homes are small and cramped with poor garden space, for a family.
We object to the parking area which runs the length of the front of the homes.
The movement of vehicles which will have to either reverse in or out of the designated spaces will be a hazard for residents living in the adjacent social homes, there appears to be no thought for the safety of the children on the development, many who play in the street owing to the lack of garden space.
The design of the development fails to provide little green infra structure or amenity space for families.
There is no indication within the application of the maintenance of the access road or surface water drains.
The Parish Council Request this application goes to Committee, as there is inadequate information related to the maintenance of infra structure. Too many issues for delegation.

23/00615/DCOND Discharge of Condition 5 of app no 23/006215/DCOND side extension and associated internal and external alterations at Tanter Cottage 5 South View Church Street Tansley – no objections

T/23/00140/TPO T1 Sycamore. Major deadwood removed throughout and crown clean. Crown lift to 6m by under pruning low limbs, and pruned away from bt line at rear of garden to gain 1m clearance at 9 Thatchers Croft Tansley – no objections

63.2024.2 Planning Decisions:

23/00120/TCA Pollarding of willow tree at Brook Cottage Oaksedge Lane Tansley - permitted

T/23/00123/TCA Conifers & ash, please see plan uploaded at Broadlands Farm Alfreton Road The Cliff Tansley – permitted

23/00726/FUL Installation of recessed balcony and glazed doors to front roof at 7 Old Nursery Gardens Tansley - refused

23/00723/FUL Single storey rear extension at 27 Riber View Close Tansley – permitted with conditions

63.2024.3.1 Whitelea Lane -concerns re: management of the site

Residents have concerns about management, this is not the responsibility of the Parish Council, but a request has been sent by the parish council for information which is not forthcoming, and a resident has now requested the same. There is a DDDC property on this site, and the parish council query who pays the management fee, the householder or DDDC, because everyone pays into DDDC. The drains are not as the plan, there are 2 bungalows in place of 1 house.

RESOLVED: To write to DDDC and ask them who pays the fee for their social house on site, and also what details are in the management agreement.

63.2024.3.2 DDDC – planning site visits

The planning application for the bottom of the Coach Road had a site visit requested by the Parish Council, the householder was informed, but the DDDCllrs did not enter their property to get their perspective, they did the other others. The householder was not happy about that, as he had been notified and did not feel that he had a fair chance, the councillors did not see from his stance that he would be looking at a 1.8m high fence with wire on the top.

RESOLVED: To write to DDDC and complain and ask that all site visits are undertaken on a level playing field.

64/2024 ENVIRONMENTAL ISSUES

64.2024.1 Church Street – water leak

A similar leak occurred because the old main had not been capped correctly. An email has also been received regarding the water leak, this will be replied to.

RESOLVED: To write to STWA and copy to DCC Highways.

64.2024.2 Knabhall maintenance

The resident who offered to help with the clear up, has said that he will remove the pipes and clear the site in the next few weeks.

64.2024.3 Quote – rebuilding the wall at the Pinfold

Now that the property is the Parish Council's the wall needs to be rebuilt.

RESOLVED: To obtain quotes for the work.

64.2024.4 Planters allocation of funds for winter planting

RESOLVED: To spend no more that £200.

64.2024.5 Broken sign on A615 re:industrial estate

RESOLVED: To contact DCC to repair the sign

65/2024 VILLAGE ISSUES – update

65.2024.1 Gate on Play Area

DDDC has been on site measuring up.

65.2024.2 Affordable Housing Questionnaire

Cllrs Saunders, Flint & Raynes have formulated a questionnaire which has been circulated, and 3 very strong responses have been received from potential tenants for social housing.

RESOLVED: To send the questionnaires to Rob Cogings DDDC, keep 1 copy with the Clerk to be destroyed after three months.

66/2024 FETE FIELD

66.2024.1 Maintenance of the Fete Field, paving area, purchase of tables, hedge maintenance

The benches and table have been ordered, to be delivered end Sept, the order for Ruth Cooper is being engraved.

The hedge requires cutting down to 2 metres and strim back as far as possible to give the new hedge a chance to thicken out.

The wall at the garage forecourt requires rebuilding.

The question of the Fete Field hedge ownership needs settling, and an affidavit from the previous landowner needs to be drawn up by our solicitor.

RESOLVED:

To contact our solicitor to move this forward.

67/2024 COUNCILLORS'

67.2024.1 Footpath update

Cllr Challis has been out and about, everything looks pretty good for the end of the season.

67.2024.2 Remembrance Service & Wreath

Cllr Saunders would lay the wreath at the service, the clerk would order the wreath.

68/2024 FINANCE

68.2024.1 Accounts Paid

Date	Cheque No	Particulars	Amount £
15.8.2023	000187	S A Leighton (170.40 sal, 13.20 post)	183.60
15.8.2023	000188	D A Toplis (convex mirror)	26.99
15.8.2023	000189	Cancelled	
15.8.2023	000190	SOC Services (grounds maintenance)	288.00
15.8.2023	000191	A Barber (grounds maintenance)	455.00
15.8.2023	000192	Alan Brown (tarmac contracting fete field S106)	21,762.00
15.8.2023	000193	SOC Services (grounds/footpaths)	278.00

Income Received:Nil

68.2024.2 Bank Reconciliation & Accounts were received

Meeting closed at 20.25hrs

Members of the public left the meeting.

CONFIDENTIAL SESSION

Anti Social smells

Knabhall

Fete Field

