

**MINUTES OF THE ANNUAL PARISH COUNCIL MEETING HELD ON  
21 MAY 2024**

**Present:** Councillors Raynes, Strange, Challis, Flint, Hodgson, Saunders,  
5 Members of the Public  
Cllrs Linthwaite, Hughes & Burfoot

**1/2025            APOLOGIES**  
Cllrs Hopkinson & Taylor

**2/2025            ELECTION OF CHAIR**  
Cllr Raynes was voted in unanimously

**3/2025            ELECTION OF VICE CHAIR**  
Cllr Strange was voted in unanimously

**4/2025            VARIATION OF ORDER OF BUSINESS**  
The Clerk put forward a late item to include at the end of Planning;  
PLANNING APPEAL APP/P1045/W/24/3340331 - 23/01127/FUL – 24/00018/WREP –at  
Starth House Starth Lane Tansley Erection of 1 no dwelling house (resubmission)

**5/2025            DECLARATIONS OF MEMBERS INTERESTS**  
Cllr Strange declared an interest in the planning application 24/00347/FUL & The Right of  
Way Bridleway Old Coach Road  
Cllr Raynes declared an interest in the planning application 24/00347/FUL  
Cllr Hodgson declared an interest in the planning application 24/00347/FUL

**6/2025            PUBLIC PARTICIPATION – MEMBERS OF THE PUBLIC, POLICE,  
COUNTY OR DISTRICT COUNCIL REPRESENTATIVE**  
**Cllrs Hodgson, Raynes & Strange spoke about the planning application 24/00347/FUL**  
There are concerns regarding access/egress, residents want assurances that large vehicles are not  
accessing Thatchers Lane. There will be 4 access points onto Thatchers Lane which is against  
Highways advice. There shouldn't be any construction traffic on Thatchers Lane but there is.  
The drainage of the site is not adequate, there is no soakaway, there are meant to be 3 soakaways  
but only 1 thus far,  
There is a problem with the phasing of the site, it was originally quite clear how the site should be  
developed, BUT the site is not being developed in line with the phasing. The phasing plan is not  
being followed, therefore the access road is not fit for purpose. DCC were adamant that there be  
no more access onto Thatchers Lane on the original hybrid application.  
Plot 12 is now one storey less, but the footprint is larger, and there is a garage.  
Thatchers Lane is not currently fully adopted by DCC/DDDC, this should be considered by planning  
committee.

A member of the public read out the following statement:  
'I wish to respond to Cllr Strange's statement about Cllr Toplis' conduct. I was not present at any  
events mentioned in Cllr Strange's statement. I found it difficult to ascertain what had been said,  
when and where from the statement. There appears to be no public record of the incident. This  
makes it impossible for parishioners to make their own informed judgement as to what has  
occurred. To put such a strong statement on public record I would have expected it to be  
appropriately referenced and explained. I find it disingenuous and potentially misleading that it was  
not. Later sentences in the statement appear to be conflicting other equally unreferenced and  
unexplained, points together which further erodes the coherence of the statement. I would like to  
request that Cllr Strange and his fellow councillors vastly improve the quality of their written public  
record and statements, such that the people whom they serve are able to properly understand the  
matters in hand, and make their own informed judgements. This is particularly important when  
those statements contain personal accusations against member of the Parish.

Cllr Raynes responded that she remembered that things got really rather heated during the discussions and in future the Parish Council would try to record things more clearly. Cllr Flint informed the meeting that he had met with some residents about the state of the road into Tansley House Gardens that could be quite dangerous. There is a large pothole adjacent to Tansley House Gardens, unsure about if there any dropped kerbs. As far as is known only 1 person has been injured.

The site have been informed of this.

The Developer of Thatchers Croft spoke about the planning application; rather than shared drives at plots 16 & 17, they will now have their own drives. Section 106 was only released a few weeks ago. Plot 12 has a storey less, there is a garage but the ground coverage is only 3% larger. As soon as approvals are given all are to be built from the direction of the site.

## **7/2025 MINUTES OF FULL COUNCIL**

The Minutes of Full Council held 16 April 2024 were received.

## **8/2025 EXCLUSIONS**

DDDC Monitoring Officer Feedback

## **9/2025 COMMUNITY HALL**

Nothing to report

## **10/2025 PLANNING MATTERS**

### **10.2025.1**

**24/00347/FUL** Erection of 1 no dwelling house at Land Off Thatchers Croft Tansley – object – 3 against, 3 abstentions.

Concerns regarding access, drainage from site is not adequate no soakaways, meant to be 3 only 1 as yet, the phasing is not guaranteed. Thatchers Lane ought to be fully adopted. Construction traffic should not be on Thatchers Lane, there are concerns regarding general vehicle access/egress.

**21/00887/DCOND** Discharge of condition 5 of application 21/00887/OUT -Outline planning consent for the erection on 1 no dwellinghouse with approval being sought for access, layout and scale at Lakewood Old Coach Road Tansley – no objections

**T/24/0008/TPO** Various works to multiple trees at 44 The Knoll Tansley – no objections

**24/00335/PD601** Change of use of a building from offices (Use Class E) to 6 no apartments (Use Class C3) at Speedwell Mill Old Coach Road Tansley – no objections

**24/00326/FUL** Enlargement of access and creation of agricultural access track at Hopkin Farm Red Hill Lane Tansley – no objections

### **10.2025.2 Planning Decisions:**

**24/00141/OUT** Outline application for the erection of 1 no dwelling house with all matters reserved except access at Dickins Place Alders Lane Tansley – permitted with conditions

**24/00182/ADV** Erection of roadside directional business sign at Land North of Alfreton Road The Cliff Tansley – refused

**22/01190/DCOND/1** Discharge of Condition 9 of application 22/01190/Ful -Erection of 47 no dwelling houses with garages and associated infrastructure and landscaping at Land North East of Tansley House Gardens Tansley – discharged condition in full

### **10.2025.3 Planning**

**10.2025.3.1 PLANNING APPEAL APP/P1045/W/24/3340331 - 23/01127/FUL – 24/00018/WREP –at Starth House Starth Lane Tansley Erection of 1 no dwelling house (resubmission) – this was discussed and it was:**

**RESOLVED:** that the original objections should be forwarded to the Planning Inspectorate.

### **10.2025.3.2 Old Nursery Gardens – drainage issues**

There had been some feedback since the Lib Dems had put out their flyer. The PC were invited to a residents property to see the impact of the drainage problems. The holding pond is not working correctly, if there is a deluge then it will affect people lower down. If there is another storm this will overtop, Cllr Flint has seen this happen. The pond is part of the drainage system and it is not working. The Developer seems to be taking the stance that it is not on their site so not their responsibility. When they came to 'camera' the sough, they couldn't get the camera down. The Developer has said that he will flush the sough through. If it collapses the 'riparian' owners are responsible for repairs. The stream at the top of the Fete Field splits off and also goes under the road, the Fete Field side is gushing down but Whitelea is dry.

DDDCllrs have a meeting with DCC to review this matter.

### **11/2025 ENVIRONMENTAL ISSUES**

#### **11.2025.1 Litter Pick – Great British Spring clean date**

Cllr Raynes asked DDDCllr Hughes if DDDC were weed spraying this year, they are not. They are cutting back on mowing, the visibility splays appear to be a problem in some areas; Alders Lane.

Dates for the litter pick would be circulated and put on Hotwire.

#### **11.2025.2 Planters – replenishment of plants**

Plants are re.quired to freshen up the planters.

**RESOLVED:** To allow £200 towards this.

#### **11.2025.3 Right of Way Bridleway, Old Coach Road**

Notification has been received to upgrade Public Footpath no 16 to Bridleway.

This would go from Church Street down Old Coach Road and up onto the A615

**RESOLVED:** To object to this as due to location as it does seem sensible to enter through the Industrial Estate and then onto the busy A615

#### **11.2025.4 The Pinfold signage**

**RESOLVED:** To source a sign to identify the Pinfold.

### **12/2025 Village Survey**

The results have now been collated by a resident independent of the Parish Council and he would like to present the findings.

**RESOLVED:** to have a working party meeting 23 May to preliminary discuss the results.

### **13/2025 FETE FIELD**

#### **13.2025.1 Maintenance, strimming, check planting, dredge stream?**

**RESOLVED:** To strim as soon as possible. The planting needs checking, 1 tree has been lost. The stream culvert entrance needs clearing – engage a mini digger to do this.

#### **13.2025.2 New Benches – quote for plinths**

1300 for 2 plinths Allen Best

700 for 2 plinths Barber & Dawkins

**RESOLVED:** Accept the Barber & Dawkins quote.

### **14/2025 COUNCILLORS'**

#### **14.2025.1 DDDC Flood Warden Workshop 13 June**

#### **14.2025.2 DDDC Local Plan Review Parish Council Workshops**

**RESOLVED:** All Councillors to consider, and formulate a response at the June meeting.

### **15./2025 FINANCE**

#### **15.2025.1 Accounts Paid**

Date	Cheque No	Particulars	Amount £
16.4.2024	00231	Tansley Fete Field (repayment of utility refund)	58.63
16.4.2024	00232	H Fullelove (hotwire cost)	217.02

16.4.2024	00233	SOC Services (tidy comm hall, weed village green steps and garden area, mow burial gd, leaf clear	285.00
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**Income Received: Nil**

**15.2025.2 Bank Reconciliation & Accounts** were received.

**15.2025.3 Annual Governance & Accountability Return 2023/24**

**15.2025.3.1 Approval of Section 1**

**15.2025.3.2 Approval of Section 2**

**RESOLVED:** the Council approve and sign off Annual Governance & Accountability Return Sections 1 & 2 of the Return 2023/24/

Meeting closed at 21.00 hours .....