

Minutes of an Extraordinary Meeting of Codnor Parish Council

held at Codnor Primary School

on 24 June 2021

Present.

Councillors Mrs C Cox, C Emmas-Williams, M Howard (Chairman), A Moon, Pat Smith and Peter Smith.

Also Present

Mr A Sharpe (Clerk and Responsible Financial Officer) and Councillor I Harry.

72/21 To receive apologies for absence

RESOLVED that apologies for absence received from Councillors F Carmichael, C Neale, M Neale and G Whalley be approved.

73/21 Declaration of Members Interests

None.

74/21 Public Speaking

(a) Public Matters

None.

(b) Police Matters

None.

(c) County Councillors Report

None.

(d) Borough Councillors Report

None.

75/21 Dispensations

None.

76/21 Accounts for Payment

RESOLVED that the accounts for payment be approved.

Cheque	Payee/Description	Nett	VAT	Gross
UT BACS	Shelter Maintenance – Bus Shelter Cleaning	77.40	15.48	92.88
UT BACS	Dalc Sub	815.32	0.00	815.32
UT BACS	Clerk Zoom and mileage	41.39	0.00	41.39

UT BACS	Pensions (Apr)	306.35	0.00	306.35
UT BACS	HMRC	150.92	0.00	150.92
UT BACS	Viking	49.98	10.00	59.98
UT BACS	Microsoft Office 365	86.40	0.00	86.40
UT BACS	Chairs Allowance	250.00	0.00	250.00
UT BACS	CIR – IT set up	20.00	4.00	24.00
UT BACS	CIR – Annual Maintenance fee	150.00	30.00	180.00
UT BACS	Clerk Mileage	50.40	0.00	50.40
UT BACS	Salaries May	1747.29	0.00	1747.29
UT BACS	Internal Audit	150.00	0.00	150.00
UT BACS	JRB dog bags	261.60	52.32	313.92
UT BACS	Zedal – Litter hoops and pickers	189.80	37.96	227.76
UT BACS	Work equipment Warden	53.39	0.00	53.39
UT BACS	HMRC	147.12	0.00	147.12
UT BACS	Pension May	306.35	0.00	306.35
UT BACS	Keptkleen (Toilet Cleans)	152.00	30.40	182.40
UT BACS	Homework Allowance	78.00	0.00	78.00
UT BACS	Jesso[p Street Allotments - Planters	200.00	0.00	200.00
UT BACS	Butler Cook (Payroll)	77.00	15.40	92.40

77/21 Internal audit report 2020/21.

RESOLVED that the report of the Internal Auditor for 2020/21 be received and note that there are no matters to bring to Council's attention.

78/21 Receipts and Payments Account 2020/21

RESOLVED that the receipts and payments accounts for 2020/21 be approved and signed by the Chairman and Clerk/RFO.

79/21 Annual Governance Statement 2020/21

RESOLVED that the Annual Governance Statement for 2020/21 (Section 1 of the Annual Return) be approved and signed by the Chairman and Clerk/RFO.

80/21 Accounting Statements 2020/21

RESOLVED that the Accounting Statements for 2020/21 (Section 2 of the Annual Return) be approved and signed by the Chairman and Clerk/RFO.

81/21 Annual Return 2020/21

RESOLVED that the Annual Return 2020/21 be approved, sent to the External Auditor and the prescribed notices and accounts published.

82/21 Internal Auditor 2021/22

RESOLVED that Barrie Woodcock be appointed Internal Auditor for 2021/22.

83/21 Unity Trust bank signatories

RESOLVED that Councillor M Neale be asked to act as a bank signatory for the Unity Trust Bank account.

84/21 Response to the Boundary Commission

RESOLVED that –

- (1) The following response be sent to the Boundary Commission regarding the Warding proposals for Amber Valley –

I am writing to you regarding the Amber Valley Boundary review as the Clerk to Codnor Parish Council after my members have considered two proposals which were discussed at a recent Amber Valley Borough Council meeting.

What the Parish Council Members find most disturbing and alarming is that the preferred 42 councillor option which affects our parish of Codnor has never been communicated or discussed with our Council and I have also been informed that it was not discussed with the 2 Borough Councillors representing our area who attend our Parish Council meetings.

It appears to members that this has basically been drawn up purely as a numbers issue rather than ensuring historic, community and village identity are maintained. The proposal to include Langley Mill and Aldercar with Codnor clearly shows this as the only connection to both areas is a road and nothing else. Indeed the Langley Mill area even has a Nottingham Post Code whereas Codnor has a Derbyshire code.

Whilst Codnor has some family business shops, most of the main shopping by our villagers is carried out in Ripley and Doctor and dentist surgeries are also mainly visited by our residents in Ripley.

Our understanding is that the 43 Councillor option would leave Codnor & Waingroves as is but including the new developments. This would recognise the links with the 2 primary schools and churches which have developed together over many years. The new developments have been built on what has always been identified as Codnor Common and Codnor Common Farm land and would therefore lend themselves towards Codnor rather than Ripley.

- (2) That the two Borough Councillors be asked to attend the next meeting to answer questions on the Electoral review and give their reasons for the way they voted on this item at the Annual Meeting of Amber Valley Borough Council

85/21 Councillor Vacancy Procedure

RESOLVED that amended procedure circulated be approved.

86/21 Planning and Licensing

It was **NOTED** that the following applications had been determined –

Ref: [AVA/2021/0278](#)

Address: 14 Alfreton Road, Codnor, Ripley, Derbyshire, DE5 9QY,

Proposal: Proposed two storey extension and balcony to rear

Decision: PERMITTED

Ref: [AVA/2021/0259](#)

Address: 55 Nottingham Road, Codnor, Ripley, Derbyshire, DE5 9RH,

Proposal: Removal of existing rear extensions and existing detached garage.
Proposed single storey side and rear extensions

Decision: PERMITTED

Ref: [AVA/2021/0209](#)

Address: 188 Nottingham Road, Langley Mill, Derbyshire, NG16 4HG,

Proposal: Single storey rear extension with balcony above, single storey side extension and garage, and new front porch

Decision: PERMITTED

Ref: [AVA/2021/0405](#)

Address: 2 Station Lane, Codnor, Ripley, Derbyshire, DE5 9SL,

Proposal: Proposed loft conversion and two dormer windows to the rear elevation

Decision: PERMITTED

Ref: [TRE/2021/0951](#)

Address: Codnor Park Residential Home, 88 Glasshouse Hill, Codnor, Ripley,
Derbyshire, DE5 9QT,

Proposal: Crown reduction work

Decision: PERMITTED

Ref: [AVA/2021/0584](#)

Address: Land At Codnor Denby Lane, Codnor Denby Lane, Codnor, Ripley,
Derbyshire, ,

Proposal: Non material amendment in relation to AVA/2020/0757 - Repositioning of
stable and hardsurfacing to the front.

Decision: WITHDRAWN

Ref: [AVA/2021/0503](#)

Address: 14 Cross Lane, Codnor, Ripley, Derbyshire, DE5 9RZ,

Proposal: Kitchen extension to rear elevation

Decision: PERMITTED

Ref: [AVA/2021/0500](#)

Address: Seasons House Farm, 42 Codnor Denby Lane, Codnor, Ripley,
Derbyshire, DE5 9SN,

Proposal: Single storey standalone double garage with pitched roof to rear
garden with materials to match existing house

Decision: PERMITTED

The following applications were then considered –

[AVA/2021/0503](#)

Address: 14 Cross Lane, Codnor, Ripley, Derbyshire, DE5 9RZ,

Proposal: Kitchen extension to rear elevation

[AVA/2021/0517](#)

Address: Land At Rear Of 1 The Orchard, The Orchard, Codnor, Ripley, Derbyshire,

Proposal: Re-submission of previously expired Approval (AVA/2009/0489) -

Construction of a detached dwelling with road access and parking area.

[AVA/2021/0525](#)

Address: 70 Holborn View, Codnor, Ripley, Derbyshire, DE5 9RB,

Proposal: Side and rear ground floor extension

[AVA/2021/0556](#)

Address: 2 Heanor Road, Codnor, Ripley, Derbyshire, DE5 9SH,

Proposal: Demolition of existing porch, conservatory and garage and the construction
of a front porch, side and rear extensions

[AVA/2021/0584](#)

Address: Land At Codnor Denby Lane, Codnor Denby Lane, Codnor, Ripley, Derbyshire.

Proposal: Non material amendment in relation to AVA/2020/0757 - Repositioning of stable and hardsurfacing to the front.

[AVA/2021/0591](#)

Address: Chapel At 1 Market Place, Market Place, Codnor, Ripley, Derbyshire,

Proposal: Conversion of commercial building (former chapel) to form 8 apartments.

[AVA/2021/0647](#)

Address: Land At Codnor Denby Lane, Codnor Denby Lane, Codnor, Ripley, Derbyshire.

Proposal: Erection of stable block and hardstanding to front and vehicle hardstanding area to access gate (repositioning of approved scheme (AVA/2020/0757))

[AVA/2021/0666](#)

Address: 19 West Hill, Codnor, Ripley, Derbyshire, DE5 9RX

Proposal: Rear ground floor extension

[AVA/2021/0672](#)

Address: Land at 2 Wright Street, Byron Court, Wright Street, Codnor, Ripley, Derbyshire.

Proposal: Erection of two dwellings.

RESOLVED that the following comments/objections be submitted -

Planning Application AVA/2021/0672 Land at 2 Wright Street Byron Court Codnor – Erection of 2 dwellings.

Codnor Parish Council strongly object to the above application and would have grave concerns if this was approved due to the following comments.

Firstly, these new proposed buildings would reduce the quality of life for the current residents that live in the flats already on this site considerably reducing their outlook from their windows due to the close proximity to the current boundaries. The NPPF states that applications should seek to achieve a good standard of amenity for all existing and future occupants of land and buildings and this new development would clearly be against this principle. The Councils guidance also states that any development which includes habitable windows close or looking directly onto boundary walls and other properties is considered to be unacceptable.

Secondly, this area is currently used by residents of the flats for parking of cars either for themselves or visitors and also for the storage of the wheeled bins for Waste & Re-cycling collection and this development would certainly affect those current amenities used by residents.

Lastly, there are considerable parking issues at this junction with Mill Lane especially at school start and finish times and this has been exacerbated since the entrance through Peveril House can no longer be accessed by residents taking their children to Codnor Primary School. Currently there are only white lines to protect this indiscriminate parking and really they should be changed to double yellow lines. The

Parish Council would like AVBC to approach DCC to put this improvement in place as soon as practicable especially since the apartments have now been occupied on Mill Lane exactly across from the junction with Wright Street.

Codnor Parish Council formerly request that this application should be refused.

Planning Application AVA/2021/0591 Chapel at 1 Market Place Codnor – conversion of commercial building (former chapel) to form 8 apartments.

Codnor Parish Council strongly object against the above application and suggest that this application should go to the Planning Board for their determination and to enable Public Debate to be allowed. This former chapel was used by the pet shop which is next door to the building, for storage and hire of catering equipment for many years. We feel that as a Parish Council our shopping and commercial area should continue to be vibrant and have a good choice for residents and the loss of this building to create 8 residential units would reduce yet another business opportunity. The positioning of this building which would have no parking provision whatsoever would create another HMO in the village which in the past has given rise to drug related occupancy and have led to police closure and court cases having to be processed taking up their valuable time.

One of the major issues which needs to be considered by the Planning Board is the Material Traffic issues around this junction which have been evident and not addressed for some time and any development as outlined will potentially make the situation worse. Obviously if approved deliveries and other vehicles involved in the construction would also cause significant traffic issue at the very busy junction where 2 'A' roads meet. As you will see from the plans there is very limited amenity space which, as we have seen from the pandemic is clearly an issue that needs to be considered to ensure any apartments or housing units can have a more fulfilling way of life.

We also note that at least one of the flats is below the minimum space standard specified by the government for a one person flat, and all except one are below that specified for a two person one bedroom flat. Attached is the guidance.

The Parish Council requests the Planning Board to refuse this application on the above grounds.