

Minutes of a Meeting of Codnor Parish Council
held at the Methodist Church, Mill Lane, Codnor at 7.30 pm

on

Monday 8 April 2019

Present

Councillors Mrs C Cox, C Emmas-Williams, D Jowett (Chairman), A Longdon, H Longdon, P Smith (Vice-Chairman) and A Moon.

Also Present

Mr A Sharpe (Clerk and Responsible Financial Officer) and 8 members of the public.

40/19 Apologies for absence

None.

41/19 Declarations of Interest

None.

42/19 Dispensations

None.

43/19 Public Speaking

(a) Public Matters

Mr Mark O'Malley (Save Crosshills Greenbelt) attended the meeting to outline concerns about the contents of the Local Plan – Green Belt Amendments and additional Site Allocations which was currently being consulted on and asked for the Councils support in raising objections. This was agreed.

(b) Police Matters

No report to this meeting.

(c) County Councillors Report

No report to this meeting.

(d) Borough Councillors Report

Councillor C Emmas-Williams informed Council of the arrangements for the verification and counting of votes in the forthcoming Borough and Parish Council elections.

44/19 Minutes

RESOLVED that the minutes of the Meeting of the Parish Council held on 4 March 2019 be approved as a true record and signed by the Chairman.

45/19 To determine if any items of business should be taken with the public excluded

RESOLVED that no items be taken with the press and public excluded.

46/19 Chairman's Announcements

The Chairman informed Members that HSL had resurfaced the potholes on the Mill Lane car park and had made no charge. HSL had indicated it was their contribution to the local community. Council agreed that a letter of thanks be sent to HSL.

The Chairman then thanked those Members who were not standing for re-election for all their hard work over the last four years and beyond.

The report was **NOTED**.

47/19 Parish Council – Items for Decision/Action

(a) Best Kept Allotment Competition 2019 – Dates and prizes

The Clerk reported that arrangements would be made for the 2019 Best Kept Allotments competition and that these would be finalised after the elections.

RESOLVED that the report be noted.

(b) Production of Chairman's Annual Report

It was agreed that the Clerk would finalise the Chairman's Annual Report in time for the Annual Meeting in May.

RESOLVED accordingly.

(c) DALC Subscription 2019/20

RESOLVED that the lower rate subscription be paid for 2019/20.

(d) Local Plan consultation

Council considered the Submission Local Plan – Green Belt Amendments and Additional Site Allocations document which was out for consultation. Members also took into consideration the comments made in the public speaking session and **RESOLVED** to send the following objections/comments –

There are two specific sites within the parish of Codnor that we are very concerned about and strongly object to for the following reasons.

Firstly the site at Crosshill Page 28 6.10.18 – 20 & Page 49 HGS17

Codnor Parish Council(CPC) do not believe that the 'exceptional circumstances' for this site has been demonstrated for this site especially reading the reasons stated on the Benefit of Development box on the comments sheet(Ref no. PHS075).

The NPPF states in their guidance, Protecting Green Belt land serves 5 purposes:

1. to check the unrestricted sprawl of large built up areas
2. to prevent neighbouring towns merging into one another
3. to assist in safeguarding the countryside from encroachment
4. to preserve the setting and special character of historic towns
5. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

It would appear that the main criteria that AVBC have used is (a) Can the development deliver the required houses within the five year period and (b) Is the developer who owns the site giving their commitment. CPC have obtained a copy of the response that Derbyshire County Council sent to AVBC when they were asked on other sites last December which states that the schools at Codnor Primary, Ripley St Johns, Lons Infant and Heanor Langley Infant school are all full and no capacity. We mention the other schools as there are other proposed sites in those areas for removal from the Green Belt as well.

We are concerned that if this proposal goes through it will be a step closer to the coalescence of Codnor with the village of Loscoe as the site is very close to Springfield Avenue, Brook Street and Highfield Close and would then have other re-applications coming forward which have been refused in the past.

As mentioned earlier there are other proposed sites running from Ripley through Codnor and Heanor which would put an extra 935 houses into the area on top of the 400 already approved at the Coppice Farm site in Waingroves. With all the extra vehicular movements these would generate and as there is no overall road improvements for the holistic position we are very concerned with the increase to a road system that is already creaking and the safety of pedestrians. The potential access/egress from the proposed site would also be an issue onto what is an exceptionally busy road.

The criteria used for this site states that it is readily accessible to local services, facilities and employment opportunities which CPC disputes. We do not believe that being within 400 metres of a bus stop, 400 metres of an existing open space (which is mostly under water) and within 2 kilometres of an existing business and industrial site does not contribute at all to exceptional circumstances as required by the Inspector. Where is the mention of any facilities for Doctors or Dentists or extra school places?

CPC believes that as a Parish Council we should have been consulted on the suitability of this site prior to it being proposed, where is the duty to co-operate with other authorities. On this basis we believe that this site should not have its classification removed from its Green Belt protection.

Site at Alfreton Road Codnor Page 37 6.10.61-62 & Page 66 Policy H8.

The area of land which it is proposed to release from Green Belt for the Gypsy and Traveller site occupies a small part of a much larger field surrounded

completely by countryside. There are no defensible boundaries on two sides of the proposed site and is also some distance away from local amenities. The location is therefore contrary to planning policies contained in the Department of Communities and Local Government document 'Planning for Traveller Sites' and also in the NPPF.

CPC consider that there are no 'Exceptional Circumstances' which would justify the deletion of this area of land from the Green Belt. (Site Ref No GTS02) We believe that there are other areas of Brownfield land in the area which would be more suitable, including land on the Codnor Business Park which is no longer required by Derbyshire County Council for a Codnor By-Pass, plans for which have been abandoned after over 40 years of speculation.

No budget has been identified for the provision of a Travellers Site therefore it is very likely that it would be a number of years before such a site could be created, giving ample time to find and prepare an alternative Brownfield site.

The proposed site is close to High Holborn woodland, an area with significant wildlife, therefore CPC believe that a site, especially with no physical barriers, would lead to a deterioration in the environment of the area and potential damage to wildlife.

Lastly, we believe that this proposal represents inappropriate development of a Green Belt area, and as such is contrary to the policies listed above and therefore should be withdrawn from the sites to be removed from their Green belt status.

(e) Audit and accounts update

The Clerk updated Members on the process to be followed for the 2018/19 Accounts.

RESOLVED that the report be noted.

(f) Update on actions taken following walkabout inspection

The Clerk updated Members on the progress of dealing with matters raised in the recent walkabout inspection.

RESOLVED that the report be noted.

(g) Laptop

The Clerk sought approval to replace the aging Council PC with a new laptop.

RESOLVED that approval be given for the Clerk to purchase a laptop or PC upto the value of £500.00.

(h) Remembrance of Bob Moon – Purchase of Trophy

It was proposed that a trophy be purchased and possibly used for an annual cricket match to remember Bob Moon, who had been a long standing and hard working Member of the Council.

RESOLVED that approval be given to purchase a trophy to be called the Bob Moon Trophy.

48/19 Derbyshire Association of Local Councils

None.

49/19 Finance

Council considered a schedule of payments, were updated on finances and received details of bank balances.

RESOLVED that the -

- (1) Schedule of payments detailed below be approved.

Cheque	Payee/Description	Nett	VAT	Gross
UT BACS (PAID)	D Hemsell (Salary)	978.72	0.00	978.72
UT BACS (PAID)	Clerk Salary, Homeworking and mileage	654.47	0.00	654.47
UT BACS (PAID)	Viking (PAID)	44.06	8.81	52.87
UT BACS	DCC Pensions	256.74	0.00	256.74
2133 Yorks Bank	HMRC (Tax, NI)	177.60	0.00	177.60
2134 Yorks Bank	Butler Cook (payroll charges)	217.00	43.40	260.40
UT BACS	Tudor (4 invoices re Mill Lane Car Park, Alfreton Road Car Park and Clock Tower works)	573.25	0.00	573.25
2135 Yorks Bank	NNDR – Clock Tower and Two car parks	3738.33	0.00	3738.33

- (2) Bank balances, bank reconciliation and year-end provisional report be noted.

50/19 Planning and Licensing

Council considered the following applications and raised no objections–

AVA/2019/0232	94 Glasshouse Hill Single Storey Extension.
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AVA/2019/0121	Ormonde Fields Golf Club Nottingham Road Codnor Ripley Derbyshire DE5 9RL New building to house golf simulator and training facilities
AVA/2019/0290	11 West Hill – Land adjacent -resubmission

Council noted the following determined applications

AVA/2019/0173	6 Pinewood, Codnor – 1 st Floor side bedroom extension. Withdrawn.
AVA/2018/0099	100 Alfreton Road, Codnor – O/A single dwelling (departure from Local Plan). Approved.
AVA/2019/0227	Land at Lodge Lane. Langley Mill– Temporary agricultural workers caravan – Refused.
AVA/2019/0133	Eric Madeley, 18 Market Place – Renewal of temporary planning permission to enable permanent use as Tattoo Studio. Permitted.
AVA/2019/0091	15 Hillcrest Drive – Construction 2/3 Bedroom dwelling – Refused.

51/19 Items for information/determination

None.

52/19 Date and Time of Next Meeting

It was **NOTED** that the next meeting of the Parish Council would be the Annual Meeting to be held on Monday 13 May 2019 at the Community and Sports Building, Goose Lane, Codnor.