

**Minutes of the Meeting of Codnor Parish Council**

**held at Community Sports Pavilion, Goose Lane**

**on 6 September 2021**

**Present.**

Councillors Mrs C Cox, C Emmas-Williams, M Howard, A Moon, M Neale, Pat Smith, Peter Smith and G Whalley.

**Also Present**

Mr A Sharpe (Clerk and Responsible Financial Officer), and 3 Members of the public.

99/21 To receive apologies for absence

**RESOLVED** that apologies for absence received from Councillors F Carmichael and C Neale be noted.

100/21 Declaration of Members Interests

None.

101/21 Public Speaking

(a) Public Matters

None.

(b) Police Matters

None.

(c) County Councillors Report

None.

(d) Borough Councillors Report

None.

102/21 Dispensations

None.

103/21 Minutes

**RESOLVED** that the minutes of the Meeting held on 26 July 2021 be approved as a true record and signed by the chairman subject to the correct recording/spelling of Councillor M Howard in the apologies list.

104/21 To determine which items, if any, of the Agenda should be taken with the public excluded

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

#### 105/21 Chairman's announcements

The Chairman reported that it was recommended to include employee health and well-being post Covid into the appraisal system and suggested that urgent decisions on accessing funds be delegated to the appraisals panel.

It was **RESOLVED** to approve this.

#### 106/21 Leaders Report

The Leader reported on further vandalism/graffiti at the Brierley Road play area and announced that the annual accounts and return had been approved by the External Auditor.

#### 107/21 Environmental Matters

It was noted that the route for the proposed multi user path between Codnor and Ripley had now been walked and the next step was to talk to the school.

#### 108/21 Parish Council – Items for Decision/Action/Update

- (a) Amber Valley Borough Council Local Plan – Alternative Spatial Strategy Options for Housing and Economic Growth – Consultation

Council considered a draft response to the above consultation document.

**RESOLVED** that the response now agreed be submitted.

- (b) Covid 19 update and Bonfire and Fireworks and other event arrangements.

**RESOLVED** that the present position be noted and a final decision be taken on the Firework event at the next meeting.

- (c) Tesco Express Land update

The latest position was reported and it was **AGREED** that the Clerk seek advice on an opening up order.

- (d) Clock Tower Planting

Further to discussion at the previous meeting Council consider solutions to the long term planting issues at the Clock Tower Building. Council were informed in detail of a residents views to the options. **RESOLVED** that the preferred option is to build a small retaining wall around the planted areas. Costings would be obtained.

- (e) Insurance Renewal

Council were awaiting a quotation from Came & Company for the renewal of the insurance policy due on 1 October 2021.

**RESOLVED** that the acceptance of a quote for renewal of insurance be delegated to the Clerk in consultation with the Chairman and Vice Chairman.

109/21 Accounts for Payment

**RESOLVED** that the accounts for payment be approved.

<b>Cheque</b>	<b>Payee/Description</b>	<b>Nett</b>	<b>VAT</b>	<b>Gross</b>
UT BACS	PW Salary	1104.18	0.00	1104.18
UT BACS	Clerk Salary	659.11	0.00	659.11
UT BACS	Tudor 3 invoices – Signs, Footpath work, Land at Mill Lane	251.25	0.00	251.25
UT BACS	JRB Dog bags	273.60	54.72	328.32
UT BACS	Pictorial – Bin Signage	100.00	20.00	120.00
UT BACS	Pensions	306.25	0.00	306.25
UT BACS	Viking	35.49	5.06	40.55
UT BACS	Viking – Stamps/ink	35.49	5.06	40.55
UT BACS	HMRC	149.12	0.00	149.12
UT BACS	Time Assured – Clock Service	115.00	23.00	138.00
UT BACS	Keptkleen – Toilet cleaning	120.00	24.00	144.00
UT BACS	T Richards Tree survey report	300.00	60.00	360.00
UT BACS	Mileage	27.00	0.00	27.00
UT BACS	Defib Battery	152.00	30.40	182.40

110/21 Planning and Licensing

Council considered the latest planning applications –

**RESOLVED** that the following planning applications be noted and one objection be submitted as set out below –

<b>AVA/2021/0647</b>	<b>Land at Codnor Denby Lane , Stable block</b>	<b>Permitted</b>
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AVA/2021/0719	Ripley TC information board	Permitted
TRE/2021/1003	St James Church Codnor Denby Lane Codnor	Permitted
AVA/2021/0666	19 West Hill, Rear floor extension	Permitted
AVA/2021/0672	Land at 2 Wright Street, Byron Court	Withdrawn
AVA/2021/1093	Cattermole.	Approved
AVA/2021/0517	Land Rear 1 The Orchard,	Permitted
TRE/2021/0991	46 Heanor Road	Permitted
AVA/2021/0874	<b>80 Glasshouse Hill Codnor Ripley</b>  <b>New external wheelchair accessible ramp. Existing windows and doors to rear elevation to be adapted.</b>	No comment.
AVA/2021/0844	<b>96 Holborn View Codnor Ripley Derbyshire DE5 9RF</b>  <b>Part change of use of dwelling house to child minding business</b>	No Comment

Objection to be sent –

**Planning Application AVA/2021/0903 Land at 2 Wright Street Byron Court Codnor**

Codnor Parish Council strongly objected to the original application (AVA/2021/0672) and our objections still stand for this new updated application for the site. The Parish Council would have grave concerns if this was approved due to the following issues –

Firstly, these new proposed building 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 & Recycling collection and this development would certainly affect those current amenities used by residents. There is no mention in this application of a "bin Store". Currently there are 2 waste bins for each flat stored on the car park plus a further 2. This dwelling will have 2 bins making 18 in total so we ask what provision will be made for these as they should not be left on the pavement area.

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. In addition the original application was approved on the condition that 7 parking spaces be available for residents of the flats whilst this new application provides for only 4.

Codnor Parish Council therefore formerly request that this application should be refused on the grounds of loss of amenity for existing residents, loss of privacy/overlooking and highway safety.

#### 111/21 Correspondence

- (a) Council considered a complaint from a resident about untidy/uncultivated plots at Nottingham Road Allotments. It was **AGREED** the Clerk would write to the Association seeking assurance that plots would be tidied, the gate kept closed when not in use and implementing the revised lease.
- (b) Council received the response from DCC regarding the rights of way around Codnor Castle. A further report would be received in due course.