

CLAY CROSS PARISH COUNCIL

Minutes of Clay Cross Parish Council meeting held in the Clay Cross Parish Council office on Tuesday 28 October 2008 at 7.00pm.

Present: Councillor G Morley Chair
Councillor M Holmes Vice Chair

Councillor Mrs K M Holmes Councillor P J Riggott
Councillor J M Holmes Councillor D Skinner
Councillor A Jackson Councillor B Wright

Public Participation

Councillor G Morley, Chair welcomed Mike Downes from Antony Aspbury Associates to the meeting along with representatives from Raggett Homes and Nottingham Community Housing Association. Mr Downes explained that his clients, Raggett Homes, are proposing to seek to develop 24 affordable dwellings on the site of the former Buck Inn public house on Holmgate Road. The dwellings will all be affordable, either for rent or shared ownership and developed in association with Nottingham Community Housing Association. Following completion of a survey of possible housing sites within Clay Cross their conclusions are that, whilst there are sites in the town that could potentially accommodate affordable housing, there are insufficient dwellings coming forward in the short term to meet the current need which is estimated at over 100 dwellings. They have discussed all the identified sites with the Planning Officer and Housing Strategy Officer at the District Council who share their conclusions. It was confirmed that there is a policy H9 in the local plan which is permissive of affordable housing outside of settlement limits provided that the policy criteria are met. From pre-application discussions with District Council Officers, it is understood that the proposals are likely to satisfy these criteria and so accord with the local plan.

Police Consultation

Parish Clerk circulated crime figures for the month of September - 34 crimes reported. Councillor B Wright confirmed that he was contacted by Inspector Waterfall following his comments at the 22 July 2008 meeting that the reporting of crime figures was dire. It was acknowledged by all present that they agreed with Councillor B Wright's comments and crime figures meant more when an Officer attended meetings as questions could be asked.

Councillor A Jackson reported that the Clay Cross Darby & Joan Club had been broken into again and two fire extinguishers had been stolen. It was confirmed that the Police are to attend and carry out further investigations.

Councillor P Riggott commented that looking at the September figures there appears to be a problem emerging within the town centre. **It was agreed the Parish Clerk contact Clay Cross Police Station for further information.**

County Councillor/District Councillor Attendance

Councillor J M Holmes reported that at the District Council Planning meeting held today, Tuesday 28 October 2008, the Clay Cross Town Centre Development application for GMI Rovinian was approved by unanimous decision.

638/08 Apologies for Absence

Clerk reported that Apologies for Absence had been received from Councillor Mrs A Bradley, Councillor E Mansbridge and Councillor K G Savidge.

639/08 Declaration of Interest

Councillor J M Holmes and Councillor B Wright made the following declaration regarding their dual role on Planning matters. During this Parish Council meeting on Planning matters, we shall not be expressing a conclusive view on the applications and we give a declaration that we will be formally reconsidering the matters when we are in receipt of all the information at the District Council Planning Committee.

640/08 Exclusion of Public

Resolved That: Agenda Item 9(a) Cemetery Matters be taken in exclusion.

641/08 Minutes of Last Meeting

Resolved That: the Minutes of the Parish Council meeting held 23 September 2008 be approved as a correct record and signed by Councillor G Morley, Chair.

Work In Progress

Further to minute no **284/06** regarding new access ramp and steps at Clay Cross Library. Parish Clerk reported that letter has been received from Derbyshire County Council confirming that works are due to start on 10 October 2008 and should be completed by early January 2009, weather permitting. It was also reported that the contractor has brought the close proximity of a tree to the new construction to the attention of the County Council. ***Resolved That: permission is granted to Derbyshire County Council to carry out necessary work to prune the roots of the sycamore tree and install a root barrier; the County Council to be responsible for all the costs involved with this work.***

Further to minute no **545/08** regarding St Barnabas Centre, Danesmoor. Parish Clerk reported that a letter has been received from Mrs Y Haywood regarding report given at the Parish Council meeting held 22 April 2008 and the concerns raised about the running of the Centre. **It was agreed that the Parish Clerk writes to Mrs Haywood stating that the concerns raised were not a criticism, they were just comments made in general and not made to cause offence.**

642/08 Reports from Representatives on Outside Bodies

There were no Reports from Representatives on Outside Bodies.

643/08 Report from Parish Footpath Inspectors

Further to minute no **595/08** regarding the possibility of joining Clay Cross onto the 'Five Pits' trial. Councillor D Skinner reported that a letter has now been sent to Councillor P Riggott to progress this endeavour. Councillor P Riggott confirmed receipt of this letter and meetings have been held with the County Council and the general opinion is no problem but it will be a long process.

Further to minute no **472/07** regarding works to improve public rights of way in Clay Cross Parish. Councillor D Skinner reported that he is going on a walk with the Countryside Ranger Service on Sunday 2 November 2008 to inspect the work to be done in the Holmgate area/border of Ashover Parish.

644/08 Planning Matters

Councillor J M Holmes and Councillor B Wright restated the following declaration regarding their dual role on Planning matters. During this Parish Council meeting on Planning matters, we shall not be expressing a conclusive view on the applications and we give a declaration that we will be formally reconsidering the matters when we are in receipt of all the information at the District Council Planning Committee.

Planning Application 08/00873/FL Mixed retail/residential development comprising 10 new apartments and new shop (to replace existing smaller shop) (Major Development) at 5 Pilsley Road, Danesmoor for Mr Vijay Odedra. **Parish Clerk to liaise with members of the Parish Council regarding objection(s) to this planning application.**

Planning Application 08/00970/TPO Application to prune x 4 trees protected by Tree Preservation Order (County Council TPO No 68) at Far Wood Lodge, Woodland Way, Old Tupton for Mr & Mrs Lambert. **The Parish Council note this planning application.**

Planning Application 08/00787/FL Proposed alterations and extensions to existing bungalow including loft conversion and side extension to form dormer bungalow (Amended Plan) at 60 Brassington Street, Clay Cross for Mr John Wood. **The Parish Council note this planning application.**

Planning Application 08/00695/FL Full planning application for site remediation, construction of a new link road from Bridge Street to A61 High Street and associated highway works, erection of food superstore (8,108sqm), erection of two major retail units (925 and 1,486sqm), construction of access, car parking and landscaping work and erection of petrol filling station adjacent to the A61 and outline submission for the erection of a health centre, a parade of A1/A3 retail units with flats over, erection of housing between 144a and 166 Market Street, laying out of town centre car park and formation of bus station and associated highway works including bus loop (Major Development) (Site partly owned by NEDDC) (Amended Title) (Amended Plan/Additional Details) at Clay Cross Town Centre Redevelopment, Bridge Street, Clay Cross for GMI Rovinian Limited. **The Parish Council note this planning application.**

Planning Application 08/00972/FL Proposed single storey extension to the gardeners cottage for ancillary use to main dwelling together with a change of use of recreational land to domestic use at Alma House, 8 Holmgate Road, Clay Cross for Mr Robert Stew. **The Parish Council note this planning application.**

Planning Application 08/00992/FL Variation of planning condition of planning permission 1182/930 (which restricts premises to the sale of furniture, carpets and ancillary furnishings) to allow retailing, service and repair of electrical goods at Sleepmasters, Bridge Street, Clay Cross for Mr C Levesley. **The Parish Council note this planning application.**

Planning Application 08/01016/FL Change of use of premises from Amusement Arcade back to A1 retail shop at 138 High Street, Clay Cross for Mr Kirk Clyde. **The Parish Council note this planning application.**

Planning Application 08/00995/FL Erection of royal blue palisade fencing and gates to rear boundary of Clay Cross DIY at 17-19 Market Street, Clay Cross for Mr David Jones. **The Parish Council note this planning application.**

Planning Application 08/00939/FL Erection of agricultural storage building at Land Adjacent to 16 Mill Lane, Clay Cross for Mr I Trueman. **The Parish Council note this planning application.**

Planning Application 08/00981/FL Conversion, alteration and change of use of redundant farm building to holiday let at Pear Tree Farm, Newmarket Lane, Clay Cross for Elaine Harris and Guy Stoppard. **The Parish Council question the principle of changing existing farm buildings into dwellings. The proposal for holiday lets also raises concerns that an application could be submitted at a later date requesting the lifting of conditions for holiday lets, due to lack of demand. Clay Cross Parish Council request that, if permission is granted, one of the conditions is for holiday let use only and not to allow change of use to a permanent dwelling.**

Planning Application 08/01024/OL Outline application (all matters reserved) for the erection of four semi-detached dwellings on land to rear of Fernlea, 83a Clay Lane, Clay Cross for Mr Lee Barnes. **Parish Clerk to**

liaise with members of the Parish Council regarding objection(s) to this planning application.

Conditional Permission of Planning Application 08/00631/FL Construction of an additional detached dwelling (Plot 5) with double garage (Amended Plan) at Longdrive, Stretton Road, Clay Cross for Mr Paul Day for Bel Air Homes Ltd. **The Parish Council note with dismay this conditional permission of planning application. It appears to be housing by stealth and the Parish Council have no control over this matter.**

North East Derbyshire District Council: Electronic Consultation on Planning Applications. Parish Clerk reported that with effect from 6 October 2008, the District Council will consult on Planning Applications electronically.

645/08 Street Scene Matters

To approve the Minutes of the Street Scene Working Group meeting held 2 October 2008 and to receive recommendations for resolution.

Resolved That:

- 1. *the Minutes of the Street Scene Working Group meeting held 2 October 2008 (circulated) be approved for signature***
- 2. *the District Council order/replace two new bearings for the new swing unit at Kenning Park play area, at an estimated cost of £250 plus vat***

Work In Progress

Further to minute no **458/99** regarding Parish Council owned land at Bevan Road, Danesmoor. Parish Clerk reported details of meeting held 22 October 2008 with members of the Street Scene Working Group along with representatives from Lovell Partnerships Ltd, Rykneld Homes and North East Derbyshire District Council. Councillor P Riggott stated that the Parish Council were doing Lovell Partnerships a favour as the equipment was totally unacceptable for their site at Springvale Road and this is just a part of the plans for this site; consultation carried out with nearby residents and the feed back has been very positive. Councillor D Skinner thanked the Parish Council for their positive response to the need for open/recreational space in this area.

Further to minute no **134/04** regarding the Holmgate Multi Use Games Area and the use of Parish Council land at North Street. Parish Clerk reported that as part of the Lease Agreement a Land Registry Compliant Plan is required. **Resolved That: Baker Barnett Limited proceed with the supply of two copies of a Land Registry Compliant Plan at fee of £175 plus vat.**

646/08 Cemetery Matters

Resolved That: Agenda Item 9(a) Cemetery Matters be taken in exclusion.

Work In Progress

Further to minute no **632/08** regarding tender received for the decommissioned leaf blower and hedge cutter. Parish Clerk reported that, following advice from Derbyshire Association of Local Councils, a poster offering the aforementioned items for sale by sealed bid has been displayed on the Cemetery notice board until Friday 24 October 2008 and the following bids were opened by the Parish Clerk:

	<u>Leaf Blower</u>	<u>Hedge Cutter</u>	<u>Total Bid</u>
Mr G W Wright:	£50.00	£30.00	£80.00
Mr L Silcock:	£40.00	£25.00	£65.00
Mr A Reader	£10.00	£40.00	£50.00

Resolved That: the leaf blower and hedge cutter be sold to the highest bidder, Mr G W Wright.

647/08 Social Centre Matters

To approve the Minutes of the Social Centre Working Group meeting held 8 October 2008 and to receive recommendations for resolution.

Resolved That:

- 1. the Minutes of the Social Centre Working Group meeting held 8 October 2008 (circulated) be approved for signature***
- 2. Fancy Fencing Ltd supply a smoking shelter at a cost of £890.00 plus vat***
- 3. ChairsGB.Com supply 25 upholstered chairs at a cost of £564.75 plus vat***
- 4. North East Derbyshire District Council be allowed to use the Social Centre lounge area as a polling station at the June 2009 European elections and beyond at a cost of £8 per hour***
- 5. Lower Clay Lane Neighbourhood Watch be allowed to use the Social Centre lounge area for their meetings at a nominal fee of £5 per meeting however, this is on the proviso that their meetings are held on an alternative day to Saturday***

Work In Progress

Parish Clerk reported that there was no Work In Progress.

648/08 Finance Matters

Councillor J M Holmes, Chair of the Finance Sub-Committee, Parish Clerk gave a resume of details discussed at meeting held 22 October 2008.

Resolved That:

- 1. the monthly statement for the month of September (circulated) be accepted and signed by Councillor G Morley, Chair**
- 2. the expenditure and income against budget report for the month of September (circulated) be accepted and signed by Councillor G Morley, Chair**
- 3. the following donations to local organisation for the fiscal year 2008/09 are approved:**

Holmgate Friendly Club	£200.00
Cannon Skittles Team	£125.00

- 4. £1,000 in funding is provided to the weekly use of Oz Box equipment at Sharley Park Leisure Centre however, this funding is given on the proviso that both Killamarsh and Dronfield also provide match funding**

- 5. the under mentioned payments be authorised:**

CXPC Staff Wages (Tax Weeks 27 -29)	£4,145.64
Post Office Ltd (Inland Revenue NI & Tax for Sept)	£1,038.31
DCC Superann (Pension Contributions for Sept)	£1,396.25
Donations to Parish/Local Organisations (x29)	£3,675.00
Halls Soft Furnishings (new rails and curtains for Social Centre stage area)	£1,470.00
G W Wright (Construction of path at Cemetery)	£1,133.87
NEDDC (Installation of motorcycle barrier at North Street playing field)	£1,043.17
Wallaces Insurance (cover for Parish Van for year)	£652.70
Stourton Service Station (Derv for Parish Van/Petrol for Cemetery mowers)	£181.76
John H F King (Fee for preparation of accounts for y/e 31.3.08)	£998.75
I Wright (Dance's for October)	£175.00
TV Licence Refunds (13 @ £22)	£286.00
Social Centre Damage Bond Refunds (2 @ £50)	£100.00
Spendloves Butchers (L/Club Supplies)	£275.13
Booker Cash & Carry (L/Club Supplies and Refreshment for resale)	£233.74
Belmont Van & Mower Centre (Repairs to Cemetery Mowers)	£161.92
NEDDC (Cost to install seats and bin at Valley Rd)	£917.18
NEDDC (October Social Centre Rates)	£959.00
NEDDC (October Public Conveniences Rates)	£155.00
NEDDC (October Cemetery Rates)	£105.00
NEDDC (School Milk Contribution April – July 2008)	£304.50

<i>NEDDC (Parish Council printing)</i>	£160.98
<i>Johnstone Publishing (Social Centre advertisement)</i>	£165.18
<i>Npower Business (Gas for Social Centre)</i>	£102.76
<i>Ian Trueman Specialist Tree Services (work at Fishing Pond)</i>	£199.75
<i>British Gas Business (Gas for Cemetery)</i>	£47.73
<i>Post Office Ltd (Stamps)</i>	£90.00
<i>Strawberry Basket (L/Club Supplies)</i>	£94.81
<i>Clay Cross DIY (Building Maintenance)</i>	£61.19
<i>Campaign Protect Rural England (Subscription To 29.10.09)</i>	£28.00
<i>Tiscali Billing (Broadband Fee)</i>	£15.99
<i>Co-op Bank (Charges)</i>	£32.00
<i>e.on (Hill Street lighting)</i>	£5.38
Total:	£20,411.69

6. to note the following income:

<i>Clay Cross Cemetery Income</i>	£1,039.14
<i>Clay Cross & Danesmoor Miners Welfare (share of Social Centre bar takings: July – Sept)</i>	£493.09
<i>Clay Cross Social Centre Hire</i>	£275.00
<i>Market Rent 27.9.08, 4.10.08, 11.10.08, 18.10.08</i>	£282.25
<i>Bingo 1.10.08, 6.10.08, 8.10.08, 13.10.08, 15.10.08, 20.10.08</i>	£394.80
<i>Dance 2.10.08, 9.10.08, 16.10.08</i>	£249.40
<i>Lunch Club 30.9.08, 7.10.08, 14.10.08</i>	£582.40
<i>Co-op Bank (Interest)</i>	£1.73
Total:	£3,317.81

Work In Progress

Further to minute no **634/08** regarding donations to local organisations. Parish Clerk reported that letters/cards have been received from St Barnabas Pre School, Clay Cross Darby & Joan Club, Danesmoor Darby & Joan Club, Holmgate Tenant & Resident Group, Victim Support Derbyshire, Marx Court Social Club, Sheldon Darts Trophy Competition, Clay Cross & District Handi-cap Club and Friends of Clay Cross Hospital thanking the Parish Council for their donations.

649/08 Parish Clerk's Report/Items for Decision and Information

- Derbyshire Association of Local Councils:** Circular **50/2008** Communities in Control: Real People, Real Power – Consultation on improving local accountability
- North East Derbyshire District Council:** Post Office Closures – Post Office Ltd have decided to proceed with closures of eight Post Offices in the District including Egstow Post Office, Clay Cross
- East Midland Region Assembly:** East Midlands Regional Plan – Partial Review

Resolved That: the Clerk's Report/Items for Decision and Information are noted.

650/08 Date of Next Meeting

Resolved That: the next Parish Council meeting is held Tuesday 25 October 2008 in the Parish Council office.