MINUTES OF ALFRETON TOWN COUNCIL FULL COUNCIL MEETING HELD ON 14th JULY 2020 AT 7PM, HELD VIRTUALLY VIA ZOOM

**#**



MEETING OF ALFRETON TOWN COUNCIL

Present

Deputy Mayor: Councillor S Marshall-Clarke who chaired the meeting in the absence of the Town Myor

Councillors: G Dolman, J Gdula, L Hunt-Slade, H Jowett-Frost, M Kerry, C O’Brien, C Robinson, B Slade, D Taylor, J Walker, S Walker and K Wood

ORDER OF BUSINESS

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| 16/20 | To receive apologies for absenceApologies were received and **accepted** from Councillor M Bennett& A Richardson |
| 16/20a | To receive a request for leave of absence from Councillor M Bennett and Councillor Alan Richardson RESOLVEDThat leave of absence is approved for Councillor M Bennett for 3 months, up to the council meeting date held in November. That leave of absence is approved for Councillor A Richardson for 3 months, up to the council meeting held in November. That, in both cases, best wishes are sent from the Council. |
| 16/20b | To allow dispensation to any members who are unable to attend this meeting following advice to shield on medical groundsNone received |
| 17/20 | To receive and approve the Virtual Meeting Policy**RESOLVED** That the policy is approved |
| 18/20 | To receive any declarations of interest from Members.**Please Note**Members must ensure that they complete all sections of the Declarations of Interest sheet prior to the start of the meeting these will be made available in the Council Chamber. Column 5 of the Declaration of Interest sheet must be completed in all cases to indicate the action to be taken (i.e. to stay in or leave the meeting prior to any consideration or determination of the item).The Declarations of Interests will be read out from the Declaration Sheet – Members will be asked to confirm that the record is correct.Declarations were received from:Councillor John Walker Agenda Item 30/20 Planning |
| 19/20 | Recording and Filming of Council and Committee MeetingsThe meeting will be recorded by Alfreton Town Council  |
| 20/20 | Public ParticipationThere was none |
| 21/20 | To consider any items which should be taken in exclusion of the press and public. There are none |
| 22/20 | To hear from a representative of Derbyshire Police should one be available Items raised with the Police recently:Anti-social behaviour on King StreetAnti-social behaviour on Alfreton Park with cars being driven dangerouslyMotorbikes on land adjacent to Outseats FarmRiding of motorbikes on jitty’s in Alfreton**RESOLVED**That the information is passed to the Police and a request is made for information on any action they take |
| 23/20 | To read and consider the Minutes of the Meeting of Alfreton Town Council held on Tuesday 28th January 2020 copies have been circulated to each Member with the summons to attend the meeting; the Minutes may be taken as read.**RESOLVED**The minutes be confirmed as a correct record |
| 24/20 | After consideration to approve the signature of the Meeting Minutes of Tuesday 28th January 2020 by the person presiding as a correct record.The minutes having been approved as in 23/20 above are to be signed as a correct record |
| 25/20 | To dispose of business, if any, remaining from the last meeting. There is none |
| 26/20 | To receive and consider reports and minutes of committees.1. Executive Committee 3rd March 2020

The minutes were **APPROVED** as a correct record1. Christmas Lights Committee 10th February 2020

The minutes were **APPROVED** as a correct record1. Events Committee 10th February 2020

The minutes were **APPROVED** as a correct record1. Notes from the ‘Friends Of’ fact finding meeting 27th January 2020

The minutes were **APPROVED** as a correct recordRESOLVEDThat all the recommendations contained in all of the above minutes be **NOTED** and **APPROVED** |
| 27/20 | To receive and consider additional agenda items in the order in which they have been notified. |
|  | To ratify delegated decisions and spend made Since March 2020 to current date. **RESOLVED**That the spend of £9715.47 is **APPROVED** under delegated powers during the Covid-19 pandemic.Budget Breakdown

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| --- | --- |
| £5,929.91 | ALFRETON HOUSE |
| £1,000.00 | GRANTS |
| £930.00 | ADMIN |
| £834.00 | ENVIRONMENT |
| £95.00 | SALARIES |
| £926.56 | EVENTS |
| £9,715.47 | TOTAL |

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| b. | To receive the accounts and approve the Annual Governance and Accountability Return (AGAR) **RESOLVED**1. The Income and Expenditure accounts were received and noted
2. The Annual Internal Audit Report 2019/20 was received and noted
3. That Section 1 Annual Governance Statement 2019/20 (page 4) was **APPROVED** and signed
4. That Section2 Accounting Statements 2019/2020 (page 5) was **APPROVED** and signed
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|  c. | To receive a report to consider registering Assets of Community Value**RESOLVED**1. That the Town Council consults residents of the Town to identify Assets of Community Value within Alfreton:

Alfreton Heritage Centre, Rodgers Lane Alfreton Welfare Ground (off of Alma Street)Air and Army Cadets baseAlfreton Community Hall1. That a full report is presented to a future Council meeting
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|  d.  | To receive the following grant applications:**RESOLVED**1. Derbyshire Children’s Holiday Centre £660.00

That a grant is **APPROVED** for £660.001. Oscari£698.00

That a grant is **APPROVED** for £698.00 |
| e. | To receive an update on footpaths in Alfreton**RESOLVED**1. That the Town Council continues to pursue DCC and AVBC in respect to the compliance with the Diversion Order. Thank AVBC for their recent reply and request that the Town Council are kept informed of progress.
2. Continues to press DCC for the timely reopening of Footpaths 70. (Cabinet members Simon Spencer and Nick Wargh)
3. Continue to pursue DCC in respect of the past processes for the closing of footpath 71 and long-term improvements to the medium-term diversion route.
4. Continue to press DCC in respect to improvements to the Bridleway using received section 106 monies which should be identified and spent in that area. Enquire if further money is available for this project.
5. Support residents with a footpath application between footpath 71 and the A38 footpath.
6. Continue to support local residents with the claim for a footpath between Hall Street and Cressy Road via Maple Mews.
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|  | To receive Councillor Dolman’s request to step down from the following council positions: Deputy Leader, Support Member for Finance and Personnel, Lead Member for Events and to appoint new Members to those roles and any other left vacant from filling these roles**RESOLVED**Thanks were put on record for Councillor G Dolman’s service within those roles.That Councillor G Dolman’s resignation is noted and in her place the following appointments were made up to the next Annual Meeting Of Alfreton Town Council1. Councillor M Kerry was appointed as Deputy Leader
2. Councillor J Walker is appointed as support member for finance and personnel
3. Councillor H Jowett-Frost is appointed as Lead Member for Events
4. Councillor D Taylor is appointed as Support Member for Events
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| 1.
 | To consider an Alfreton Post 2020 Regeneration Plan**RESOLVED**1. An Alfreton Regeneration Post 2020 Working Party is set up to develop a strategic and operational plan involving Councillors D Taylor, S Marshall-Clarke, M Kerry, J Walker and B Slade along with an Officer
2. That the relevant authorities are contacted to establish support
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| 28/20 | 1. To authorise the signing of orders for payment.

**RESOLVED**That the accounts are approved as follows:**January** £20518.79**February** £8503.84**March** £16385.86**April** £35878.74**May** £19958.27**June** £7303.431. To approve regular payments for 2020/2021

**RESOLVED**That the regular payments are approved  |
| 29/20 | To receive reports from Members who may have attended Outside Bodies meetings* 1. Derbyshire Unemployed Workers Centre

Councillor M Kerry attended a meetingPublish details to inform that the DUWC office is now open again at Alfreton House |
| 30/20 | To ratify Planning Applications decisions:Councillor J Walker left the meeting**RESOLVED**1. That the actions in the report are approved
2. That an Objection is raised for item **AVA/2020/0256** ‘ That the Town Council is concerned that the application, particularly the HMO, will create additional parking need in an already congested part of the Town. The Town Council is concerned that the application appears not to mitigate that situation by creating additional parking.

**AVA/2020/0074 - Proposed 2 storey extension for residential use** (Cornhill Drive Alfreton Derbyshire DE55 7GW) No representations**AVA/2020/0064 - Demolition of existing garage and erection of summer house** (83 Beech Avenue Alfreton Derbyshire DE55 7EX) No representations**AVA/2020/0092 - Erection of single storey one bed dwelling** (11 Derby Road Alfreton Derbyshire DE55 7AQ) No representations, application subsequently withdrawn.**AVA/2019/1195 - Variation of condition 2 of AVA/2018/0556 to agree new internal layout and external alterations of approved flats and restaurant** (The Kings Banqueting Hall Chesterfield Road Alfreton Derbyshire DE55 7DT) No representations**AVA/2019/1197 - Listed building consent for conversion to a restaurant (A3) and ancillary (A5) at ground floor level with 7 apartments (C3) on the upper floor.** (The Kings Banqueting Hall Chesterfield Road Alfreton Derbyshire DE55 7DT) No representations**AVA/2020/0154 - Change of use from retail (A1) to hairdressers with Reiki & Tarot reading (Sui generis)**(Embers Of Alfreton 60 King Street Alfreton Derbyshire DE55 7DD) No representations**AVA/2020/0107 - Proposed new 3 bedroomed detached dwelling** (14 Birch Close Alfreton Derbyshire DE55 7ET) No representations**AVA/2020/0176 - Proposed dropped kerb** (135 Nottingham Road Alfreton Derbyshire DE55 7GQ) No representations**AVA/2020/0256 - Change of use of ground floor store to dining room and first floor accommodation to House in Multiple Occupation. Proposed ground floor link with flat roof.** (Plough Inn 20 Nottingham Road Alfreton Derbyshire DE55 7HL) That an Objection is raised for item AVA/2020/0256 due to amount of traffic generated with a house of multiple occupancy in an already congested area of town within a residential street.**AVA/2020/0317 - Reserved matters application following the approval of AVA/2018/0978 for 37 dwellings** (Land South Of Wingfield Road Alfreton Derbyshire) When the Town Council made representations to the original application AVA/2018/0978 it raised an objection because of its concerns regarding access and egress onto the site. It is located on the bend of a very busy road, which on the reports enclosed in the plans, at the time, did not, in our view, clearly identify the camber of the road.  Also, the details did not emphasis the topography of the area.Some years previously the Town Council was not allowed to install a ‘Welcome to Alfreton sign in that area at the true boundary (adjacent to Parkside Stables) It had be installed some 250 metres way, on the straighter part of the road. It was cited that the poor visibility on the bad bend in the road, would be made worse by the installation of the sign on the actual boundary as it could distract drivers.It is understood that there have been access and egress issues with the other new development in that area which will be intensified with an additional housing development.The Town Council has on previous occasions requested a pedestrian crossing to access the park and Green Gables care home which has not been completed.We understand that the Town Council’s concerns were not supported by the Highways Section who merely required some work on pavement radii and pavement design.The Town Council still holds to its earlier concerns and would make a plea for its concerns to be revisited**AVA/2020/0318 - Reserved Matters being sought for Access, Appearance, Landscaping, Layout and Scale following the approval of AVA/2016/0267** (Land Off Eachwell Lane Alfreton Derbyshire) The Town Council in its original response to this application raised its deep concerns regarding access and egress to this development site and safety concerns relating to  both drivers and pedestrians  .Five years on, it appears that this concern, shared now by local residents has not been resolved . The Town Council would urge both the Borough and County Councils to join together to solve this ongoing situation to the satisfaction of local residents and with due regard to highway’s safety **AVA/2020/0345 - Proposed two storey side extension** (32 Limes Avenue Alfreton Derbyshire DE55 7DY) No representations**AVA/2020/0347 - Alterations to and conversion of existing property to form 3 dwellings (including demolition works) and the erection of 5 additional dwellings (the proposal may affect the setting of a Listed Building)** (The Glebe Church Street Alfreton Derbyshire DE55 7AH) The Town Council recognises the dilapidation of the application site and the sad loss of the much-valued care services previously provided in a lovely part of Alfreton. This is a unique setting with the unusual heritage of three ‘generations’ of Vicarage to the Parish Church of St Martin, being located on one street. The Town Council is mindful of the need to ensure the heritage of this area is not lost by allowing this site to continue into decline. The Town Council has however been consistent in its concerns regarding access and egress through Church Street. This busy and for some part narrow road serves the: Leisure Centre, Community Health Centre as well as a number of retail and service premises. The access to and egress from the busy A61 King Street is by a complicated junction controlled by traffic lights. It may be worth noting there are already plans for 5 properties to be developed at the rear of 17 Church Street, subsequently this second development will increase pedestrian and vehicle activity by a fair degree. The situation is even worse at the end of Church Street, the site of this application. The road narrows to single track: this narrow part of the road also serves the Church with its need for access by Church users, weddings, funerals etc. The Town Council asks that a thorough investigation is made regarding the Highways and Transport issues to ensure that the narrow road and busy access would support an application of this type. In particular, access to this gated development should be assessed by Derbyshire Highways to ensure pedestrian and vehicle safety is not considered a burden on the existing footfall and traffic flow. The Town Council is aware of the conservation and heritage issues given the application’s location in a conservation area and in consequence would call upon the planning authority to ensure that the application is in keeping with the Heritage needs of this part of the Town. We expect the works carried out are to the high specifications in accordance with the submitted plans and that Amber Valley Borough Council ensures inspections are carried out to ensure compliance. Also, it is important to, ensure any trees, currently with a preservation order, are maintained so the outlook from the street does not alter. We would anticipate that the Borough Council would apply appropriate Section 106 obligations on the developer. We note that the application does not include affordable housing and in consequence a contribution ought to be made by way of compensation.**AVA/2020/0461 - Variation of condition 3 of AVA/2007/0670 to restrict deliveries to the home delivery service yard only and Variation of condition 4 to allow deliveries from the front of the store during new night time hours** (Tesco Stores Ltd Hall Street Alfreton Derbyshire DE55 7BQ) **AVA/2020/0441 - Variation of condition 16 of AVA/2001/0541 to allow deliveries to be made from the front of the store with new proposed night time hours** (Tesco Stores Ltd Hall Street Alfreton Derbyshire DE55 7BQ) The Town Council would like to make the following observations and comments on the application with concern to: increased commercial traffic during ‘unsociable hours’, increased noise from the traffic, quality of life for the local residents and layout and density of building in the affected area.The Town Council would like to insist that the current restrictions are adhered to as these issues are being exacerbated by this application with longer operational hours during the night when the noise can be heard more clearly.The proposal may see an increased level of deliveries from this store ‘The proposal is to retain the existing controls over deliveries to the loading bay and home delivery facility of the store, but to allow the flexibility for main store deliveries to be made via the front of the Tesco store outside of the currently permitted times.’ (Montagu Evans)When the Town Council made representations to the original application AVA/2007/0670 it raised an objection because of its concerns regarding neighbouring residential properties, particularly on Alfred & Lincoln Street, those concerns are still relevant.Tesco was built within a pre-established residential area, therefore consideration should be given to respecting the homeowners right to not be disturbed during night-time hours. As such The National Planning Policy Framework (NPPF), February 2019, sets out the Government’s planning policies for England. In respect of noise, Paragraph 180 of the NPPF states the following: Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. Restrictions were therefore applied in respect of deliveriesSharps Redmore Acoustic Consultants report recommends:5.0 Delivery activity noise reduction measuresIt is recommended that the following noise minimisation measures shall be implemented to reduce noise levels from deliveries made to the front of the Tesco store: 1. All engines to be switched off as soon as vehicles are parked at the unloading area;
2. Whilst vehicles remain stationary in the unloading area, no engines are to be left idling for more than 30 seconds;
3. Refrigeration units are not to be operated whilst stationary on the Tesco site;
4. All delivery vehicles to be driven in as quiet a manner as possible, avoiding unnecessary engine revving;
5. No radios or stereos to be left on in vehicles during deliveries or at other times;
6. Staff to be instructed to work quietly when outside the store - only performing essential tasks where noise could be generated;
7. All components of the delivery system to be maintained in good working order; 5.2 The provision of these delivery activity noise reducing measures can be secured by imposition of an appropriately worded planning condition.

There is local concern that current conditions are not adhered to with vehicles waiting and overhanging the highway and being parked on Hall Street. Therefore a request for Tesco to also enact the measurements in the absence of enforcement would be welcomed. The Town Council still considers the original concerns to be of equal significance and requests that should this application be allowed that measures are implemented to carefully monitor the noise pollution to minimise disruption to the local residents of the store and ensure that the recommendation as detailed by Sharps Redmore Acoustic Consultants are applied and enforced as increased activity may be taking place and seek reassurance that active enforcement of these would be evident as there is a general feeling that these are currently disregarded.**AVA/2020/0500 - Rear extension to dwelling** (4 Aumonier Way Alfreton Derbyshire DE55 7QQ)**COND/2020/0089 - Discharge of condition 5 of AVA/2020/0107** (14 Birch Close Alfreton Derbyshire DE55 7ET)  |
| 31/20 | To review and approve the following policies**RESOLVED**That the following policies are approved1. Complaints Procedure
2. Disciplinary Procedure
3. GDPR Privacy and Protection Policy
4. Grant Sport & Social Policy
5. Grievance policy
6. Public Participation
7. Death of a Sovereign
8. Communications Policy
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| 32/20 | To consider 4 topics for communicationFirst Virtual MeetingGrants to DCHC and OscariFootpaths challengesAudit |