

Alfreton Town Council

Minutes of the Full Council meeting held on Tuesday 20th July 2021 at 7pm at Woodbridge Junior School

**Present:**

Town Mayor: Councillor S Marshall-Clarke

Councillors: M Bennett, H Jowett-Frost, M Kerry, C O’ Brien, A Richardson,

J Walker, S Walker, K Wood

Officers: D T Holmes

# ORDER OF BUSINESS

## 88/21 To receive apologies for absence

Apologies were received and accepted from Councillors:

G Dolman, J Gdula – Family commitment,

C Robinson – Work commitment

D Taylor - illness

## 89/21 To receive any declarations of interest from Members

Interested were declared by Councillor J Walker. Item 83//21 f. To consider a response to the Amber Valley Council Local Plan consultation and 87/21 To ratify planning applications. To leave the meeting.

## 90/21 Recording and Filming of Council and Committee Meetings

Noted

## 91/21 Public Participation

There were none

## 92/21 To consider any items which should be taken in exclusion of the press and public

There were none

## 93/21 To hear from a representative of Derbyshire Police should one be available

There were no officers available to attend the meeting.

It was AGREED that the Joint Town Clerk would inform the police and Amber Valley Borough Council regarding a matter of concern raised by Councillor Scott Walker regarding at last week’s meeting of Alfreton Town Council, members reported a number of vehicles repeatedly parked badly on the pavement in Gooker Lane. It was reported that a local person has a number of vehicles, the overspill of which are parked in Gooker Lane or on the access road to Alfreton Park The meeting was informed told, that officers from Amber Valley have dealt with this problem as it relates to the park in the past.

## 94/21 To read and consider the Minutes of the Meeting of Alfreton Town Council held on Tuesday 4th May 2021 copies have been circulated to each Member with the summons to attend the meeting; the Minutes may be taken as read.

The minutes were read

## 95/21 After consideration to approve the signature of the Meeting Minutes of Tuesday 4th May 2021 by the person presiding as a correct record

**RESOLVED**

The minutes were approved as a correct record

## 96/21 To dispose of business, if any, remaining from the last meeting

There were none

## 97/21 To receive and consider reports and minutes of committees

Events Committee held in May 2021

Members received a report on actions and amendments to the programme

**RESOLVED**  
a. That the report is received and the recommendations contained therein are approved

b. That the Town Council’s thanks are recorded for the work undertaken by the Members of The Events Committee and the supporting Joint Town Clerk

## 98/21 To receive and consider additional agenda items in the order in which they have been notified.

1. To hear a verbal report on the highway works on the traffic island on Mansfield Road

Members were aware that the Town Council wrote to Derbyshire County Council on 24 March 2021 expressing the Town Council’s disappointment in discovering that almost a quarter of a million pounds of public money has been allocated to deal with the dangerous island at the Town's Outseats Farm development. The Town Council had commissioned a Traffic Report at the planning stage for the development which set out the issues with the proposed access, which was disregarded by the regulating authorities.

The Town Council, since then have highlighted many concerns with this junction and were dismayed to learn that £240,000.00 has now been allocated at the public’s expense to rectify the issues and install traffic lights on this junction.

The Town Council sought to seek redress of the funds from Derbyshire County Council spent to commission the traffic report in 2012 at a cost of £2600.00 which highlighted these concerns

The Town Council also sought discover what actions DCC have taken to recover the costs of this from the developer rather than at the expense of the public.

That communication resulted in the following response on 21 April 2021

As the Town Council know there is significant history with this development that has resulted in the Authority having to adopt a junction arrangement in the form of a mini roundabout. At the time of planning stage of the development, a signalled junction was considered, however, our Signals Team felt that there were difficulties due to forward visibility over the railway bridge and the need to perhaps acquire private land close to the bridge. The Planning Authority, as you know, granted planning permission for a roundabout which proved unsuitable due to the movements of the Crane Company. The developer subsequently negotiated with both the Crane Company and DCC for an alternative solution which was agreed through the 278 process.

Mini Roundabouts themselves are introduced throughout the County as an option for vehicular access. The subsequent Road Safety Audits carried out independently on behalf of the Developer and attended by a DCC officer in an observatory capacity resulted in a number of changes, which were made to the roundabout. It is disappointing however that at this location, there have been a high number of collisions with vehicles pulling right out of Salcombe Road and hitting vehicles travelling from Alfreton Town Centre. This has triggered intervention by our Accident Investigation Team and subsequently funding attracted through the Capital Programme of works.

A traffic signalled scheme has been put forward which still needs to address visibility issues which includes clearing shrubbery and advanced road signing but with advances in signal technology and signal pole heights, the authority now feel that this type of junction will work. There may also need to be discussions with relevant land owners.

Regrettably the authority is unable to recover any costs from the developer, but the commuted sum secured with the developer will go towards the signalled scheme. I appreciate that you commissioned your own independent Safety Audit but the authority will not be reimbursing you these costs.

Since then the Town Council is unaware of any communication on the progress of this project.

**RESOLVED**

That the Town Council writes to the Members of the County Council who represent Alfreton, the appropriate Director and the Cabinet Member- Highways Assets and Transport to seek an update on the project, in particular the timescale and costs.

99/21To consider making a request to the appropriate authority for electronic arrival and departure information signs at bus stops in Alfreton

Members heard that Alfreton has only two electronic information signs (both at Mansfield Road near the train station) It was reported that other towns in the Borough have a greater number of signs.

**RESOLVED**

That Derbyshire County Council are requested to provide additional electronic information signs at suitable locations at Nottingham Road, High Street, King Street and Mansfield Road

100/21 To receive a report on the removal of passenger compensation by East Midlands Railway for cancelled services

**RESOLVED**  
That replies received on this matter are deferred to a future meeting

101/21 To ratify the purchase of dog bags, 100,000 and to consider the purchase of dog bag dispensers

**RESOLVED**a. That the decision to purchase 100,000 bags at a cost of £923 from the Alfreton House budget is approved

b. That a report on the feasibility and cost of suitable dispensers is brought to a future meeting

102/21 To receive an update on a casual vacancy due to the resignation of Councillor Ben Slade

**RESOLVED**  
That the report is **NOTED** together with the information that a Casual Vacancy has been properly published

103/21 To consider a response to the Amber Valley Borough Council Local Plan consultation

**RESOLVED**That the report is **NOTED**

104/21 To receive an update on the Community Hub

**RESOLVED**That full consideration is given to this matter at an Extraordinary Meeting of the Town Council to be held on August 10, 2021

104/21 To receive an update on the Regeneration Plan and Welcome Back Fund allocation

**RESOLVED**  
That the Regeneration Working Group re-evaluates priorities and implements the projects identified with the Welcome Back Fund allocated first, due to the deadline

105/21 To consider an Alarm System upgrade for Alfreton House

**RESOLVED**  
That the quotation from Gee Security for £120 for a mini air pro device together with the annual monitoring and maintenance package at a cost of £240 to be taken from the Alfreton House budget is approved

106/21 To consider a grant application from South Normanton Area Foodbank for £2,500

**RESOLVED**

That a grant of £2500 to the South Normanton Foodbank is approved.

107/21

## 107/21 To authorise the signing of orders for payment

**RESOLVED**

The payments were approved

June £11,820.34

## 108/21 To receive reports from Members who may have attended Outside Bodies meetings

No reports were made

## 109/21 To consider topics for communication

Community Hub

Wildflower seeds

Events

## 110 /21 To ratify Planning Applications:

Ref: [AVA/2021/0654](https://www.ambervalley.gov.uk/planapps?refval=AVA-2021-0654)

Address: Land South Of Mansfield Road And North Of A38, Mansfield Road, Alfreton, Derbyshire,

Proposal: Non material amendment to AVA/2015/0977 to hand the bungalow and omit the garage on the Hanbury (AS) house type on plot 292

Date Valid:7/Jun/2021

Decision Expected:28/Jun/2021

**RESOLVED**If possible express concern over loss of garage space

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Ref: [AVA/2021/0677](https://www.ambervalley.gov.uk/planapps?refval=AVA-2021-0677)

Address: 22 Wingfield Road, Alfreton, Derbyshire, DE55 7AN

Proposal: Single storey and two storey front and side extensions and rear single storey extension

Date Valid:14/Jun/2021

Decision Expected:2/Aug/2021

**RESOLVED**  
Offer no comment

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Ref: [AVA/2021/0687](https://www.ambervalley.gov.uk/planapps?refval=AVA-2021-0687)

Address:9 Derby Road, Alfreton, Derbyshire, DE55 7AQ,Proposal:First floor side extension over existing single side extension

Date Valid:14/Jun/2021

Decision Expected:2/Aug/2021

**RESOLVED**  
Offer no comment

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Ref: [AVA/2021/0380](https://www.ambervalley.gov.uk/planapps?refval=AVA-2021-0380)

Address: Red House Nursery, 109 Mansfield Road, Alfreton, Derbyshire, DE55 7JP

Proposal:Erection of 3 single occupancy bungalows (Use Class C2 Residential institution)

Date Valid:16/Jun/2021

Decision Expected:4/Aug/2021

**RESOLVED**  
Offer no comment

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Ref: [AVA/2021/0693](https://www.ambervalley.gov.uk/planapps?refval=AVA-2021-0693)

Address: Land At Copthorne Drive, Eachwell Lane, Alfreton, Derbyshire

Proposal: Erection of single dwelling and associated infrastructure.

Date Valid:18/Jun/2021

Decision Expected:6/Aug/2021

**RESOLVED**  
Offer no comment

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Ref: [AVA/2021/0696](https://www.ambervalley.gov.uk/planapps?refval=AVA-2021-0696)

Address: Land On The Corner Of Aumonier Way And Bunting Close, Aumonier Way, Alfreton, Derbyshire

Proposal: Erection of 7 dwellings (plots 317-323)

Date Valid:18/Jun/2021

Decision Expected:6/Aug/2021

**RESOLVED**  
The original application was approved under AVA/2012/0084 not withstanding the fact that as a development on a greenfield site it presented a departure from the Amber Valley Local Plan.

Amongst mitigating factors at the time was the inclusion of specific areas of the site allocated for Retail/Healthcare development, furthering the aims of NPPF 2012,12 (now 8. b. **a social objective**– to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, **with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being**).

Without the provision of the Retail/Healthcare areas the case for approval would have been significantly weakened and the requirement for further residential development at this site in place of amenities which would support the existing community has not been made.

On these grounds the Council strongly objects to this application.

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Ref: [AVA/2021/0700](https://www.ambervalley.gov.uk/planapps?refval=AVA-2021-0700)

Address: The Grange, Marshall Street, Alfreton, Derbyshire, DE55 7BW

Proposal: Change of use from childrens day nursery (use class E(f) to 8 bedroomed HMO (sui generis) with internal layout changes (may affect the setting of a listed building)

Date Valid:16/Jun/2021

Decision Expected:4/Aug/2021

**RESOLVED**

That the Town Council wishes to make the following observations:

We are disappointed in the lack of critical detail contained in the application, the submitted plans indicate limited shared sanitary facilities and there are concerns that this property would not be fit for purpose in terms of space.

The category ‘Sui Generis’ is unhelpful in identifying the intent and purpose of the application.

The Town Council feels it would be inappropriate for a HMO to be in such close proximity to an Infant School (a Grade II listed building) and that it may present safeguarding issues.

May we also raise awareness of what the Town Council sees as the inappropriate use of wooden fencing which will be adjoining the Grade2 listed boundary wall; the appropriate conservation authority should be made aware of that proposal

Ref: [AVA/2021/0464](about:blank)

Address: GLENDAIR DENTAL LTD, The Surgery, Limes Avenue, Alfreton,

**Now withdrawn**

Ref:[AVA/2021/0518](about:blank)

Address: Cards For U, 95 High Street, Alfreton, Derbyshire, DE55 7DP

**Noted**

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Ref: [TRE/2021/0966](about:blank)

Address: Church Close House, Chesterfield Road, Alfreton, Derbyshire, DE55 7DT,

**Noted**

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Ref: [AVA/2021/0519](about:blank)

Address: The Kitchen and Bathroom Company, Mansfield Road, Alfreton, **RESOLVED**

Suitability of location

Biodiversity reports out of date

Bin storage location

Enforce highways stipulations

Ref: [AVA/2021/0482](about:blank)

Address: The Glebe, Church Street, Alfreton, Derbyshire, DE55 7AH

Proposal: Conversion of existing care home building (use class C2) to form 17 independent apartments for supported living (use class C2) (may affect the setting of a listed building)

Date Valid:18/May/2021

Decision Expected: 6/Jul/2021

Ref: [AVA/2021/0578](about:blank)

Address: Land South of Mansfield Road and North of A38, Mansfield Road, Alfreton, Derbyshire

**RESOLVED**

Sensitive to historical area

Maintain TPOs in place

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Ref: [AVA/2021/0605](about:blank)

Address: Parkwood Senior Training Centre, Alfreton Park, Alfreton, Derbyshire, DE55 7AL

**Noted**

Ref: AVA/2021/0657  
Address: 14 Milton Avenue Alfreton Derbyshire DE55 7LA

**Noted**  
Ref: AVA/2021/0667  
Location: 47 Damstead Park Avenue Alfreton Derbyshire DE55 7PR

**Noted**

**App ref:**AVA/2021/0696

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