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MINUTES OF ALFRETON TOWN COUNCIL

FULL COUNCIL MEETING HELD ON

TUESDAY 20th JUNE 2023 AT 7PM IN ROOM 1

Present:

Town Mayor: Councillor H Jowett-Frost

Councillors: M Bennett MBE, M Kerry, S Marshall-Clarke, M Memmott-Richardson, D Taylor & J Walker

Staff: V Johnstone, Deputy Town Clerk

# **MEETING OF ALFRETON TOWN COUNCIL**

## 32/23 To receive apologies for absence

**RESOLVED**

Apologies were received and approved from Councillors;

G Dolman (Work Commitment) J Gdula (Childcare) S Walker (Work Commitment) & K Wood (Holiday)

## 33/23 To receive any declarations of interest from Members

Item 42/23 c. Councillor M Bennett Non DPI, founder member, to remain in the meeting but not take part

Items 42/23 b. & 48/23 Councillor S Marshall-Clarke, Non DPI, Vice Chair of AVBC Planning Committee, to leave the meeting

Item 42/23 b. Councillor D Taylor – Non DPI, recently applied for retrospective planning permission, to leave the meeting

## 34/23 Recording and Filming of Council and Committee Meetings

The right to record, film and to broadcast meetings of the council and committees is established following the Local Government Audit and Accountability Act 2014. This is in addition to the rights of the press and public to attend such meetings. Meetings or parts of the meetings from which the press and public are excluded may not be filmed or recorded. Members of the public are permitted to film or record meetings to which they are permitted access, in a non-disruptive manner.

a. For the purposes of minute taking an Officer will record the meeting audially and delete the files once the draft minutes have been produced.

## 35/23 Public Participation

There were none

## 36/23 To consider any items which should be taken in exclusion of the press and public

There were none

## 37/23 To hear from a representative of Derbyshire Police should one be available

PCSO Adam Hardy attended the meeting. An update was given on Anti-Social Behaviour Order issues in the town centre, the meeting heard that a new off road bike team has been established, operating predominately on weekends to combat nuisance motorbikes. Additional PCSO’s and a PC for the Alfreton area are currently in training.

## 38/23 To read and consider the Minutes of the Meeting of Alfreton Town Council held on Tuesday 16th May 2023 copies have been circulated to each Member with the summons to attend the meeting; the Minutes may be taken as read.

**RESOLVED**

The minutes were read

## 39/23 After consideration to approve the signature of the Meeting Minutes of Tuesday 16th May 2023 by the person presiding as a correct record

**RESOLVED**

The minutes were approved as a correct record

## 40/23 To dispose of business, if any, remaining from the last meeting

There is none

## 41/23 To receive and consider reports and minutes of committees and working groups

1. To receive and note the minutes of the Regeneration Committee held on 23rd May 2023

**RESOLVED**

The minutes were noted

1. To receive and note the minutes of the Events Committee Meeting held on 23rd May 2023

**RESOLVED**

The minutes were noted

1. Notes from Young People Provision, Alfreton - steering group meeting held on 6th June 2023

**RESOLVED**

That the information was noted

## 42/23 To receive and consider additional agenda items in the order in which they have been notified.

1. To receive a report on Remembrance Sunday and first aid provisions

**RESOLVED**

1. That Tibshelf & District Community First Responders are invited to apply for a grant

2. That consideration is given to setting a budget for Health & Safety in 24/25

1. To receive a report on an updated standard response to planning applications affecting the Town Centre

**RESOLVED**

That the updated standard response is used for all applications for Alfreton.

That the following paragraph is added to the standard response for applications for Houses of Multiple Occupation:

The Town Council has concerns that the recent consultation on preferred Spatial Strategy for housing and economic growth identified only 19 HMOs in the borough require a licence, in one area of Alfreton there are 4 HMOs within a 50-metre radius. This is bringing problems such as Drug taking, alcohol abuse, a Cannabis factory, Anti-Social Behaviour, running of illegal businesses and constructing illegal buildings.

The Town Council would welcome the introduction of an article 4 Direction and an accompanying policy in the local plan to protect local amenities and the well-being of Alfreton.

1. To consider a grant application from Alfreton Friendship Club for £1,500.00

**RESOLVED**

1. That the application is deferred until September 2023 due to a similar request within the last 12-month period, the Club will not need to resubmit the application nor attend the meeting but will need to provide an updated bank statement.

2. That the Grant, Sport & Social Policy is updated to reflect this change in policy

1. To consider a representative for the Amber Valley Access outside bodies role

**RESOLVED**

That Officers contact all members to ask for a representative

1. To receive an update on a footpath claim at Southcroft

**RESOLVED**

That the information was noted. The Town Council has taken on board concerns raised by the residents of Maple Mews.

1. To consider a response to the polling station review (AVBC)

**RESOLVED**

Officers to make the following comments:

Issues with postal votes not being received by residents in a timely manner

Concerns regarding the distance that residents of the Outseats Farm development must travel to their nearest Polling Station

1. To consider a response and support of the letter received from Crich Parish Council. Emerging Amber Valley Local Plan

**RESOLVED**

That the information is noted.

That the Borough Councillors are asked to prepare a response.

## 43/23 To ratify the signing of orders for payment

**RESOLVED**

The accounts were approved:

To receive and approve payments for May 2023 £35,769.61

To approve the bank reconciliation for May 2023 £112,345.96

## 44/23 To receive reports from Members who may have attended Outside Bodies meetings

ACTS - Councillor Marlene Bennett – Not able to attend the last meeting

Alfreton & District Heritage Trust – Councillor Keith Wood

Amber Valley Access – Position vacant

Derbyshire Unemployed Workers – Councillors Steve Marshall-Clarke– Meeting scheduled

No further updates.

## 45/23 To note correspondence received

No correspondence has been received

## 46/23 To consider 4 topics for communication

**RESOLVED**

Southcroft footpath claim

Youth Provision & Community Governance survey

Alfreton Big Summer Event

Flytipping

## 47/23 To review and approve the following policies:

**RESOLVED**

The following policies were approved

1. Data Privacy Notice
2. Debit card declaration form
3. Publication Scheme

## 48/23 To consider Planning Applications – 6 applications have been received since the last meeting:

Ref :[AVA/2023/0264](https://www.ambervalley.gov.uk/planapps?refval=AVA-2023-0264)

Address:10 King Street, Alfreton, Derbyshire, DE55 7AG

Proposal: Extension to the side of the porch on the front elevation (may affect the setting of a listed building and the character and setting of the conservation area

Date Valid:12/May/2023

Decision Expected:30/Jun/2023

Comments made:

The Town Council would like to make the following observations and comments:

The Town Council has concerns that this application will spoil the architecture of a Georgian house, the proposed toilet will significantly alter the Georgian fascia.

Any work completed on properties within the conservation area should be carried out to preserve the features of the building sympathetically without destroying any heritage or historical elements.

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Ref: [AVA/2023/0327](https://www.ambervalley.gov.uk/planapps?refval=AVA-2023-0327)

Address:15 Hall Street, Alfreton, Derbyshire, DE55 7BT

Proposal: Change of use of 4-bedroom HMO (use class C4) into an 8 bedroom HMO (sui generis), including loft conversion with rear dormers, roof light to front elevation and single storey rear extension (may affect the setting of a listed building)

Date Valid:9/May/2023

Decision Expected:27/Jun/2023

Comments made:

The Town Council would like to make the following observations and comments;

Whilst the Town Council accept that there is a need for additional housing, they question the suitability of this building/location for an 8-bedroom House of Multiple Occupancy.

Any work completed on properties within the conservation area and the Town Centre of Alfreton are carried out to preserve the features of the building sympathetically without destroying any heritage or historical elements.

That adequate parking is provided.  Where this is not possible consideration is given to the effect on traffic and road safety of the area and improvements are made to reduce any parking/traffic issues.

That where an application increases the living space/accommodation consideration is given by the planning authority of the impact on the local education and health care facilities which are full or oversubscribed.

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Ref: [AVA/2023/0353](https://www.ambervalley.gov.uk/planapps?refval=AVA-2023-0353)

Address: 78 High Street, Alfreton, Derbyshire, DE55 7BE

Proposal: Change of use from Retail Unit (Class E) to 7 no bed-sit rooms (House in Multiple Occupation Sui Generis) retaining commercial unit to the front and rear extension for creation of 3 additional bedsits, bike and bin store

Date Valid:17/May/2023

Decision Expected:5/Jul/2023

Comments made:

The Town Council would like to make the following observations and comments;

Whilst the Town Council accept that there is a need for additional housing, they question the suitability of this building/location for a House of Multiple Occupancy.

Any work completed on properties within the conservation area and the Town Centre of Alfreton are carried out to preserve the features of the building sympathetically without destroying any heritage or historical elements.

That adequate parking is provided.  Where this is not possible consideration is given to the effect on traffic and road safety of the area and improvements are made to reduce any parking/traffic issues.

That where an application increases the living space/accommodation consideration is given by the planning authority of the impact on the local education and health care facilities which are full or oversubscribed.

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Ref: [AVA/2023/0389](https://www.ambervalley.gov.uk/planapps?refval=AVA-2023-0389)

Address: David Nieper, Orange Street, Alfreton, Derbyshire, DE55 7LE

Proposal: Installation of replacement air-con units. Retrospective planning application

Date Valid:17/May/2023

Decision Expected:5/Jul/2023

Comments made:

Alfreton Town Council would like to make the following observations and raise serious concerns about the above application:

The Town Council are opposed to all retrospective applications where the applicant has not followed Amber Valley Borough Council policy guidelines.

The Town Council has received a number of complaints from residents in the Alma Street area of Alfreton in close proximity to these units which are causing distress by the noise caused from these units and therefore request that a noise impact assessment is conducted by the authority.

The Town Council understand that the units fitted are not the same as applied for in the planning application.

The Town Council reserve the right to provide a further response before the closing date of the application.

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Ref: [AVA/2023/0391](https://www.ambervalley.gov.uk/planapps?refval=AVA-2023-0391)

Address: Watchorn Christian School, Derby Road, Alfreton, Derbyshire, DE55 7AQ

Proposal: Proposed 1.8m high steel vertical railing fence with access gates, colour black. Hedges will be planted in front of the front elevation

Date Valid:17/May/2023

Decision Expected:5/Jul/2023

Comments made:

The Town Council would like to make the following observations and comments:

The Town Council is concerned that the height of the proposed fence would have a detrimental effect on an historic area of Alfreton and the Alma Watchorn Memorial Park.

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Ref: [AVA/2023/0344](https://www.ambervalley.gov.uk/planapps?refval=AVA-2023-0344)

Address:11 Birchwood Road, Alfreton, Derbyshire, DE55 7HB

Proposal: Single storey rear kitchen extension with conservatory

Date Valid:23/May/2023

Decision Expected:11/Jul/2023

No comments made

**Date of next meeting: 18th July 2023**

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