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MINUTES OF THE FULL COUNCIL MEETING OF ALFRETON TOWN COUNCIL HELD ON 19th DECEMBER 2023 AT 7PM, ROOM 1

Present

Town Mayor: Councillor H Jowett-Frost

Councillors:

J Bate, M Bennett, J Gdula, M Kerry, S Marshall-Clarke, C Morcombe, J Whetton S Sounes, D Taylor, J Walker, S Walker, J Whetton, K Wood

Staff:

T Crookes & V Johnstone

**MEETING OF ALFRETON TOWN COUNCIL**

# **ORDER OF BUSINESS**

## 104/23 To receive apologies for absence

Apologies were received from G Dolman, A Richardson and D Taylor for personal reasons

## 105/23 To receive any declarations of interest from Members

Declarations were received from Councillors;

M Kerry

114/23c To receive a report on budget setting preparation – relating to the AYUP Committee

H Jowett Frost

114/23c To receive a report on budget setting preparation – relating to the AYUP Committee

114/23d To receive a report on tenant use of Alfreton House – due to being a tenant of Alfreton House

Both personal and to remain in the meeting.

## 106/23 Recording and Filming of Council and Committee Meetings

**RESOLVED**

1. For the purposes of minute taking an Officer will record the meeting

A councillor raised a query regarding permission to film which is to be referred to the monitoring officer for advice.

## 107/23 Public Participation

There was 1 member of the public present

## 108/23 To consider any items which should be taken in exclusion of the press and public

114/23 d. To receive a report on tenant use of Alfreton House due to commercial sensitivity and GDPR

114/23 e. To receive a report on rental of Room 1 and office space at Alfreton House due to commercial sensitivity and GDPR

114/23 j. To consider listing assets of community value (ACV) within Alfreton due to commercial sensitivity and GDPR

## 109/23 To hear from a representative of Derbyshire Police should one be available

None were available

**RESOLVED**

To raise the following concerns with the Police;

Anti-social behaviour on Arthur Street

Watchorn Island post and resulting issues – to add an item to January meeting regarding the re-design of this island as part of the Damstead development

Update on knife attack of Firs Avenue

## 110/23 To read and consider the Minutes of the Meeting of Alfreton Town Council held on Tuesday 17th October 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 taken as read

## 111/23 After consideration to approve the signature of the Meeting Minutes of Tuesday 17th October 2023 by the person presiding as a correct record

**RESOLVED**

The minutes were signed as a correct record

## 112/23 To dispose of business, if any, remaining from the last meeting

There is none

## 113/23 To receive and consider reports and minutes of committees and working groups

1. To receive the minutes of the Christmas Lights meeting held on 23rd October 2023

**RESOLVED**

The minutes were received and noted

1. To receive and note the minutes of the events meeting held on 7th December 2023

Members heard that in excess of £1400 was raised for the Mayor’s charity.

**RESOLVED**

The minutes were received and noted

Place the Councils thanks on record to Shaun Hogg and family for their input and support

1. To receive and note the minutes of the Planning committee held on 24th October 2023 and 14th November 2023

**RESOLVED**

The minutes were received and noted

**ITEM 114/23G WAS HEARD AT THIS POINT**

To receive an update on the meetings held with AVBC regarding conserving land at Alfreton and to decide on future action

**RESOLVED**

* + 1. That the Town Council pursue, with the Rule 6 party from the Solar Farm appeal, to preserve this land for future generation on the strength of the solar farm appeal and the documentation which supported this from AVBC
    2. That an objection is prepared to the Local Plan in respect of the land not being protected from future development
    3. To explore a Neighbourhood Plan for Alfreton, reviewing benefit, resource requirements and cost along with available funding. To report to a future meeting. This would identify land unsuitable for development and consider brownfield sites as development opportunities.

## 114/23 To receive and consider additional agenda items in the order in which they have been notified.

1. To receive a report on the updated NJC pay claim 2023

**RESOLVED**

The details of the report were noted and the contractual pay increment implemented

1. To appoint an Internal auditor for 2024

**RESOLVED**

* + 1. That Jo Taylor is appointed as Internal Auditor
    2. That the costs are noted for the External Audit for 23/24 of approximately £630.00

1. To receive a report on budget setting preparation

At this point a member of the public was invited to address the council.

**RESOLVED**

That an extraordinary meeting is arranged by the Deputy Clerk for Tuesday 9th January 2023 to discuss the budget preparation and the details contained in the member of the publics speech.

1. To receive a report on tenant use of Alfreton House - confidential

**RESOLVED**

THIS ITEM WAS HEARD IN EXCLUSION

That the details contained in the report were approved

1. To receive a report on rental Room 1 and office space at Alfreton House – confidential

**RESOLVED**

THIS ITEM WAS HEARD IN EXCLUSION

1. That a consistent approach is adopted for all request or free use, that community groups wishing to use Room 1 are invited to apply for a grant to cover the costs
2. To receive an update on the meetings held with AVBC regarding conserving land at Alfreton and to decide on future action

THIS ITEM WAS HEARD AT AN EARLIER POINT AFTER ITEM113/23C

1. To receive an update from East Midlands Railway and consider a response

**RESOLVED**

That a letter is sent to EMR to request assurance that the ticket office will be open for the advertised hours

1. To receive a report on the Biodiversity Duty on Local Councils

**RESOLVED**

* 1. That the Town Council note their duty as a Local Authority to consider strategies and agree policies and objectives
  2. That the policy is written in consultation with the Lead and Support Member for Environment and brough to a future meeting

1. To receive a report on tree works at Alfreton House

**RESOLVED**

i.That the decision to accept quotation 3 is ratified at a cost of £480.00

ii. That the decision to accept the quotation to cut back the holly tree is ratified at a cost of £120.00

Both from the Alfreton House and Properties

1. To consider listing assets of community value (ACV) within Alfreton –

Whilst the main details of this report was received in exclusion the minutes if provided for openness and transparency

**RESOLVED**

* 1. That the following properties are requested through AVBC to be registered as assets of community value and that confirmation of the 8 week judgement period is requested

Polygon Centre

Palmer Moorwood Welfare

Alfreton Park

All open green spaces

British Legion Hall

Genesis Centre

Centenary Green

House of Confinement

Alfreton House

Alfreton Library

George Hotel & Banqueting Suite

Alfreton Town Football Club

Alfreton Golf Club

Alfreton Cricket Club

## 115/23 To ratify the signing of orders for payment

**RESOLVED**

Payments were approved as follows;

To receive and approve payments for October 2023 £22,249.22 and November 2023 £33,536.81

To approve the bank reconciliation for October 2023 £127,694.

29 and November 2023£99,472

## 116/23 To receive reports from Members who may have attended Outside Bodies meetings

ACTS – Councillor Marlene Bennett

Alfreton & District Heritage Trust – Councillor Keith Wood

Derbyshire Unemployed Workers – Councillor Steve Marshall-Clarke

## 117/23 To note correspondence received

1. Letter from Christ the King

**RESOVED**

Noted

1. PCC Special Constable council tax rebate

**RESOLVED**

Noted

## 118/23 To consider 4 topics for communication

**RESOLVED**

1. EMR ticket office opening times

2.Conserving Lan in Alfreton

3.Securing of funding by AVBC for tennis courts – Welfare Park

4. Assets of community value

## 119/23 To review and approve the following policies:

1. Complaints Procedure

2. Health & Safety Rules & Policy

3. Public Participation

**RESOLVED**

That’s the policies are approved

## 120/23 To consider Planning Applications – applications have been received since the last meeting

1. To receive a reply from Leader of AVBC regarding Neighbourhood Plan

**RESOLVED**

This item was covered in item 114/23g

1. To receive a letter from South Wingfield Parish Council regarding the emerging local plan

**RESOLVED**

This item was covered in item 114/23g

1. To receive a copy of the letter objecting to application AVA/2023/0764

**RESOLVED**

The letter was received and noted

1. To receive a list of HMO’s registered in Alfreton

**RESOLVED**

The details were noted

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| Consultation Date - 17/Oct/2023 |  |

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| Ref: [AVA/2023/0764](https://www.ambervalley.gov.uk/planapps?refval=AVA-2023-0764)  Address: Land West Of Chesterfield Road, Chesterfield Road, Alfreton, Derbyshire, Proposal: Outline planning for the erection of up to 185 dwellings including affordable housing, with public open space, landscaping, sustainable drainage system (SUDs) and vehicular access. All matters reserved except for access (May affect Public Rights of Way and setting of the Listed Building)  Date Valid:6/Oct/2023  Decision Expected:22/Dec/2023  Applicant: Gladman Developments Ltd  Gladman House, Alexandria Way, Congleton Business Park, Congleton, Cheshire, CW12 1LB, United Kingdom  **Objection letter submitted**   |  |  |  | | --- | --- | --- | |  | Consultation Date - 17/Oct/2023 |  |   Ref: [AVA/2023/0766](https://www.ambervalley.gov.uk/planapps?refval=AVA-2023-0766)  Address:5 The Crescent, Alfreton, Derbyshire, DE55 7GB  Proposal: Proposed access ramp to front elevation and relocation of front door  Date Valid:16/Oct/2023  Decision Expected:4/Dec/2023  Decision Issued:16/Nov/2023  Applicant: Withheld  5 The Crescent, Alfreton, DE55 7GB, United Kingdom  **Application approved**     |  |  |  | | --- | --- | --- | |  | Consultation Date - 19/Oct/2023 |  |   Ref: [AVA/2023/0748](https://www.ambervalley.gov.uk/planapps?refval=AVA-2023-0748)  Address: 18 Independent Hill, Alfreton, Derbyshire, DE55 7DG  Proposal: Change of use of dwelling house to form two flats  Date Valid:18/Oct/2023  Decision Expected:6/Dec/2023  Applicant: Mr Chetan Shah  Polytelis Property Limited, 37Ryknield Road, Nottingham, NG15 8GN, United Kingdom  **Application approved**   |  |  |  | | --- | --- | --- | |  | Consultation Date - 25/Oct/2023 |  |   Ref: [AVA/2023/0796](https://www.ambervalley.gov.uk/planapps?refval=AVA-2023-0796)  Address: Nationwide Building Society, 35 - 37 High Street, Alfreton, Derbyshire, DE55 7DR  Proposal: Replace 1no. projecting signage with new 600mm. Replace 1 no. grey fascia panel with blue and 1no. Lozenge logo with new 490 mm logo height Replace 1 no. ATM surround and decals with new. Replace statutory signage message 'a good way to bank'. Replace safety manifestation with new  Date Valid:19/Oct/2023  Decision Expected:7/Dec/2023  Decision Issued:5/Dec/2023  **Application approved**   |  |  |  | | --- | --- | --- | |  | Consultation Date - 23/Nov/2023 |  |   Ref: [AVA/2023/0854](https://www.ambervalley.gov.uk/planapps?refval=AVA-2023-0854)  Address: White Rose, 55 - 57 High Street, Alfreton, Derbyshire, DE55 7DR  Proposal: Changes to existing fenestration details with a new aluminium shop front to allow access to the new retail unit  Date Valid:16/Nov/2023  Decision Expected:4/Jan/2024   |  |  |  | | --- | --- | --- | |  | Consultation Date - 28/Nov/2023 |  |   Ref: [AVA/2023/0878](https://www.ambervalley.gov.uk/planapps?refval=AVA-2023-0878)  Address:37 Abbott Road, Alfreton, Derbyshire, DE55 7HD,  Proposal: Change of use from garden shed into a dog grooming salon (sui generis)  Date Valid:28/Nov/2023  Decision Expected:16/Jan/2024  **RESOLVED**  To enquire with AVBC if this also requires licensing   |  |  |  | | --- | --- | --- | |  | Consultation Date - 29/Nov/2023 |  |   Ref: [AVA/2023/0861](https://www.ambervalley.gov.uk/planapps?refval=AVA-2023-0861)  Address:18 Birchwood Road, Alfreton, Derbyshire, DE55 7HB  Proposal: Demolition of single storey rear and side extension and construction of two storey side and single storey rear extension with balcony over  Date Valid:28/Nov/2023  Decision Expected:16/Jan/2024   |  |  |  | | --- | --- | --- | |  | Consultation Date - 29/Nov/2023 |  |   Ref: [AVA/2023/0880](https://www.ambervalley.gov.uk/planapps?refval=AVA-2023-0880)  Address: Land South Of, Wingfield Road, Alfreton, Derbyshire  Proposal: Non material amendment to AVA/2020/0317 to amend the first floor layout of Plot 21 to provide an extra bedroom  Date Valid:29/Nov/2023  Decision Expected:20/Dec/2023   |  |  |  | | --- | --- | --- | |  | Consultation Date - 1/Dec/2023 |  |   Ref: [AVA/2023/0864](https://www.ambervalley.gov.uk/planapps?refval=AVA-2023-0864)  Address: Land North Of Alfreton (South Of B6025), Meadow Lane, Alfreton, Derbyshire  Proposal: Application to vary condition 3 of AVA/2021/0313, (approved plans) by substituting drawing 'Typical Building Plans & Elevations C0002292\_06 Rev A' with 'C0002292\_06 Typical Buildings Plan and Elevations\_Rev B'  Date Valid:1/Dec/2023  Decision Expected:16/Feb/2024 |

## 121/23 To receive written reports from AVBC Councillors

Councillor K Wood provided a written report and Councillor S Marshall-Clarke provided a verbal report as follows;

That AVBC Full Council grant final approval of a supplementary sum in the capital programme for 2023/24, as partnership match funding, of a total of £25,000, towards the cost of refurbishment works to the tennis courts at Alfreton Recreation Ground, off Alma Street, Alfreton.

The total value of the grant to be awarded by the LTA isexpected to be circa £60,000.

**122/23 The date of the next meeting is scheduled for 16th January 2024. To consider moving this to 23rd January 2024 for budget setting purposes.**

**RESOLVED**

That the Full Council meeting in January is scheduled for 23/01/23.

**123/23 EXCLUSION OF THE PRESS AND PUBLIC**

That in view of the confidential nature of the business about to be transacted, THE Council considered a resolution to exclude the Press and Public from the meeting in accordance with the Public Bodies (Admission to Meetings) Act 1960, s1, in order to discuss the following items

**Due to the Town Mayor declaring an interest in item 114/23d and in the absence of the Deputy Town Mayor, Councillor J Walker took the chair for item 114/23d**

114/23d To receive a report on tenant use of Alfreton House – GDPR and commercial sensitivity

**RESOLVED**

* + 1. That members ratify the decision to approve the tenants request
    2. That a letter is sent to the tenant to outline the decision made with a 6 month and then annual review
    3. That evidence is provided of the tenants insurance and lone-working policy

114/23e To receive a report on rental Room 1 and office space at Alfreton House – commercial sensitivity

**RESOLVED**

1. That a consistent approach is adopted for all request or free use, that community groups wishing to use Room 1 are invited to apply for a grant to cover the costs

114/23j To consider listing assets of community value (ACV) within Alfreton – Confidential details received from DCC regarding the sale of the Polygon

**RESOLVED**

1. That the following properties are registered as assets of community value:

Polygon Centre

Palmer Moorwood Welfare

Alfreton Park

All open green spaces

British Legion Hall

Genesis Centre

Centenary Green

House of Confinement

Alfreton House

Alfreton Library

George Hotel & Banqueting Suite

1. That a request is made to AVBC with confirmation of the 8 week judgement period
2. That a letter is sent to DCC to request funds from the sale of the Polygon are re-invested into Youth Services.

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