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Alfreton Town Council

Minutes of the Planning Committee meeting

held on Wednesday 20th March 2024 at 10:00am

Present:

Councillors Keith Wood, David Taylor & John Whetton

Tina Crookes & Vic Johnstone - Alfreton Town Council Staff

Jamie Selby - Save Alfreton Countryside Action Group

**19/23p To receive apologies for absence**

Councillor John Walker - Personal

Councillor Chloe Morcombe – Work commitment

**21/23p Recording and filming of Council and Committee Meetings**

The meeting was not recorded

**20/23p To receive any declarations of interest from Members**

There were none

**22/23p Public Participation**

None present

**23/23p To consider any items which should be take in exclusion of the press and public**

None

**24/23p To receive an update from a representative of Save Our Countryside Action Group**

Gladman’s development of 185 houses has received 490 objections so far

Profile raised of that area and value of the land since the Solar Farm application

Leaflet drop proved very successful in Alfreton & surrounding areas

No determination date set yet

Application for 26 houses in Oakerthorpe (opposite the Peacock) has received 297 objections so far.

Application for a Retirement village on the outskirts of Alfreton has received over 400 objections so far.

**RESOLVED**

* Town Council to submit representations on wider applications discussed above due to impact on services in Alfreton such as schools, doctors & traffic

Jamie leading re-opening of Neighbourhood Plan with South Wingfield Parish Council. ATC must lead on project to protect heritage and conservation of land

**RECOMENDATION**

* As there is no current budget set for planning, a proposal is put forward to consult Councillor Steve Marshall-Clarke and then Full Council to:
* Vire £5,000 from the Environment budget to support funding bid writing for 12 months to explore protection of the land at Alfreton.
* Report to April meeting subject to consultation with SMC
* Alternatively, funds could be made available from balances

SOCAG would support raising funds to complete works with heritage expert.

**25/23p To receive an update on the bus gate at Outseat’s Farm**

Appreciate the bus gate positioned there for a reason, for the safety of pedestrians using the bridle path

Decision made in 2012/2013 bus gate to prevent ‘rat run’

Current situation is causing more congestions on Nottingham Road and around the schools, creating bottle neck

Bus gate needs to be taken into wider context, traffic backing up on Nottingham Road causes traffic cutting through Prospect Street, Preston Avenue estate & Ellesmere Avenue, Addison Avenue, Wilson Street

Members have concerns on the reported removal of a bus shelter on Preston Avenue reported at last night’s meeting

**RESOLVED**

Officers to find out further information on the bus shelter removal on Preston Avenue

Support Council resolution:

That the concerns are raised with AVBC as planning authority to consider;

That it is noted that the positioning was to safely provide a crossing place for the bridleway

That the roundabout was designed on the flow of traffics anticipated with the current planned location

The burden on tax payers money for the bus gate and roundabout adjustments

That there is some deterrent and that the bus gate is not completely removed

That the residents are informed to contact DCC and AVBC as the Highways and planning authority respectively

**26/23p To consider what representations the Town Council wishes to make on the Amber Valley Borough Council Local Plan 2022- 2040**

Statements in the plan refer to the Stantec report economic environment suggests all 4 towns are equal

**RESOLVED**

Reiterate comments from 2022, raise issues of conservation & heritage.

**27/23p To consider what representations, if any, the Town Council wishes to make on:**

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| Ref: | [AVA/2024/0075](https://www.ambervalley.gov.uk/planapps?refval=AVA-2024-0075) | | |
| Address: | Granfield, Nuttall Street, Alfreton, Derbyshire, DE55 7AY, | | |
| Proposal: | Non material amendment to AVA/2023/0024 to raise the height  of the roof to the rear extension | | |
| Date Valid: | 13/Feb/2024  **No comments** | | |
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| |  |  |  | | --- | --- | --- | |  | Consultation Date - 13/Feb/2024 |  | | | | |
| Ref: | [AVA/2024/0086](https://www.ambervalley.gov.uk/planapps?refval=AVA-2024-0086) | | |
| Address: | Unit A3 And A4, Salcombe Road, Alfreton, Derbyshire, , | | |
| Proposal: | Change of use from B1 to B2 (car mechanics and MOT) | | |
| Date Valid: | 12/Feb/2024  **No comments** | | |
| Consultation Date - 21/Feb/2024 | |  |

Ref: [AVA/2023/0840](https://www.ambervalley.gov.uk/planapps?refval=AVA-2023-0840)

Address:3 Chesterfield Road, Alfreton, Derbyshire, DE55 7DT

Proposal: Listed building consent for renewal of flush doors x 12 internally as existing. Supply of 2 x cameras to 2 external door entrance/ exit

Date Valid:21/Feb/2024

Comments:

**Raise concerns, ask enforcement to investigate**

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|  | Consultation Date - 26/Feb/2024 |  |

Ref: [AVA/2024/0101](https://www.ambervalley.gov.uk/planapps?refval=AVA-2024-0101)

Address:29 High Street, Alfreton, Derbyshire, DE55 7DR

Proposal:C hange of use of store rooms to provide extension to existing residential accommodation

Date Valid:22/Feb/2024

**No comments**

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|  | Consultation Date - 6/Mar/2024 |  |

Ref: [AVA/2024/0136](https://www.ambervalley.gov.uk/planapps?refval=AVA-2024-0136)

Address: Land South Of, Wingfield Road, Alfreton, Derbyshire

Proposal: Non material amendment to AVA/2020/0317 to amend the first floor layout of plot 15

Date Valid:6/Mar/2024

**No comments**

**Planning meetings to be held every 6 weeks, alternating between evening and daytime meetings. Calendar of meetings to be issued to members.**