

**MINUTES OF THE PLANNING AND ENVIRONMENTAL COMMITTEE
OF STAVELEY TOWN COUNCIL**

Wednesday 30th January 2013
Commencing at 6.00 p.m.
In the Council Chamber, Staveley Hall

Present:

Councillor B. Dyke
Councillor J. Bacon
Councillor D. Collins
Councillor L. Collins
Councillor. E. Tidd
Councillor J. Webley

In attendance:

Graeme Challands – Town Clerk and Financial Officer
4 Members of the Public

		ACTION
522/12	<p>The Chair welcomed Members of the Public to the Meeting and reminded all present that meetings were recorded.</p> <p>PART ONE: PUBLIC BUSINESS</p> <p>PUBLIC SESSION Roger Davenport submitted questions around 3 main themes.</p> <p>1. House Levy for developments in the East of Chesterfield Borough including the Staveley Town Council Area.</p> <p>Chesterfield Borough Council have announced that the houses proposed to be built in the Eastern Area of Chesterfield and including developments around Staveley will attract a 0% levy.</p> <p>This means that there will be little money forthcoming from these developments for any schemes which the Staveley Town Council wishes to pursue – <i>this includes any Social Housing projects.</i></p> <p>This should not be a complete surprise as I have previously raised these concerns with the Planning and Environmental committee however even I did not think that there would be absolutely no (0%) money available even for some social housing.</p>	

Members at the recent Staveley forum seemed hugely disappointed that they would not be getting things like an Ice Ring for Staveley so there may be citizen expectations out there which have no chance of being fulfilled.

How does this affect the committee's thinking on developments about Staveley?

How are the committee proposing to deal with the Social Housing issue, especially the requirement for 42 affordable rented properties needed by Mastin Moor?

Do the Committee consider that Mastin Moor would be a prime target area for Chesterfield Borough Council's Council-House Building scheme (say 40 houses) which would solve the problem.

Would it not be better to restrict market-supply houses especially in those areas which are unsustainable (includes Woodthorpe and Mastin Moor) and concentrate on those developments which have the most beneficial effect – Poolsbrook (sustainable and economically sound for Staveley) and the Staveley Works site (regeneration of brown-field eyesore)?

Committee members should note that there is still scope for some Infrastructure levies (i.e. essential road works and school building) however this does not provide Staveley with any additional socially desirable projects.

2. Duty to Co-operate with Neighbouring Authorities

In preparing the Core Strategy, Chesterfield Borough Council has a legal duty to co-operate with neighbouring authorities

Bolsover District Council has objected to the Chesterfield Borough's Core Strategy on the grounds that developments near to the Eastern Borders (Mastin Moor and Woodthorpe) will significantly hinder their attempts to get any reasonable number of houses built in their area.

Bolsover site their flagship 1,000-house aspiration to the North of Bolsover where they are completely unable to get any developers to touch the development (even with a barge pole).

Other developments such as one West of Barlborough (towards Mastin Moor) where planning permission has already been given is not proceeding because the potential developers do not believe the houses will sell – at least in this economic climate.

Bolsover ask that Chesterfield restrict competing house building (especially East of the Doe Lea River) to give them a chance to at least fulfil some of their own Core-Strategy aims.

Do the Committee agree that there should be co-operation with Bolsover as required by law?

Do the Committee agree that, in fulfilment of this co-operation, any private-house building East of the Doe Lea River should be modest and in line only with actual requirements of settlements there such as Mastin Moor and Woodthorpe?

Do the committee agree that this would result in no detriment to Staveley's aspirations as a whole because of the 0% levy (so nothing is lost)?

Do the Committee agree that restricting development to modest proportions would alleviate the problem of Primary School places (Norbriggs and Woodthorpe Primary may be able to cope with possibly only minor structural alterations)?

3. High Speed Rail 2

The route of the high speed rail link was announced 28th January.

Part of the route comes through Markham Vale, between Woodthorpe and Netherthorpe, and on towards Renishaw.

Do the Committee agree that this sterilises land around Woodthorpe because the land with either be needed for the railway or make development around the village unattractive to developers because of the uncertainty consequent on the proposed route?

Do the Committee consider that this proposed railway will adversely affect any planned market-led private developments in the Mastin Moor Area (reduced house prices, uncertainty of route etc.) and therefore the Chesterfield Core Strategy should look to develop away from Mastin Moor, Woodthorpe and this major uncertainty?

Roger Davenport

Andy Cooper submitted questions around 1 main heading.

Funding Social Housing at Mastin Moor

Mastin Moor has a need for social housing located ideally within Mastin Moor Estate itself but otherwise so as to form

an integral part of the Community of Mastin Moor. Because placing this to the South of the A619 and West of Bolsover road separates the housing from Mastin Moor because of the A619 barrier, a third-best (compared to within Mastin Moor itself) would be East of the Bolsover Road (with provision of traffic-light controlled pedestrian crossings at Mastin Moor cross roads) to achieve some community cohesion. Second best alternative would be for a minor relaxation of the Green Belt – enough to accommodate 42 houses by also using other land within Mastin Moor itself.

The Core Strategy currently calls for no more than 400 houses (including Social Housing) in the Mastin Moor area (which would also be Mastin Moor and Woodthorpe combined). This total may well be reduced significantly because of the requirements of Bolsover District Council and their need to build houses.

Mr. Peck of Capita Symonds representing Chatsworth Estates has suggested that, notwithstanding the 0% levy on houses in Eastern Chesterfield, there may be some (limited) funds available which could be re-allocated (from general amenity use) towards Social Housing in Mastin Moor.

Does the Committee agree:-

That any potential funds need to be maximised. This can be best achieved by concentrating any building (at one site) such that maximum value is achieved instead of piecemeal development throughout the area (100 here, 50 in a different development etc.) which would generate much lower funding overall.

That Social Housing for Mastin Moor is a major priority.

That the significant build site (for private housing) shown in the Sites and Boundaries paper is around but mainly to the East of Bolsover Road at Mastin Moor. This site Eastwards alone can accommodate the overall total of 400 houses (or the lower figure consequent on Bolsover District Council requirements) especially with some Social Housing being incorporated in Mastin Moor itself. Accordingly building should be concentrated here and not dissipated over the whole Mastin Moor/Woodthorpe area so as to maximise benefit for Mastin Moor.

That Chesterfield Borough Council's stated intention of building Council Houses should be encouraged.

That Chesterfield Borough Council's Council-House

building programme should embrace any shortfall consequent on lack of funding from private-development sources of finance.

Andy Cooper

Members responded as follows:

1. Community Infrastructure Levy

Members requested the Town Clerk write to Chesterfield Borough Council over the CIL Report. Whilst this had not been sent to Staveley Town Council it had been downloaded from the Chesterfield Borough Council website.

Members were concerned that parts of the Staveley Town Council area were regarded as being subject to a zero percent CIL.

Members felt this was not the case and evidenced the Chatsworth proposals where monies for CIL infrastructure was being offered by the developer. It was understood Chatsworth was now proposing to build 400 houses north of the Bolsover Road, away from Woodthorpe – and HS2.

It would be hard to gain public opinion in favour of development if there were no financial gains for the community. The Government's recent announcement that 25% of CIL would go to the Town/Parish Council had been rendered meaningless by the Chesterfield Borough Council report.

The situation would need continual monitoring.

RESOLVED – To invite an Officer from Chesterfield Borough Council Planning to a future Planning and Environmental Committee Meeting to explain their Report.

2. Bolsover District Council

Members accepted the duty for Chesterfield Borough Council to cooperate with Bolsover District Council.

However, they felt the housing market should prevail: if developers preferred the Eastern Villages then that was because they felt houses in this location would be more desirable than any in Bolsover District Council.

It also provided evidence that the CIL Report was inaccurate.

3. HS2

The recent announcement of the proposed route of HS2

would have a major impact on Staveley and there were potentially some substantial concerns.

- The effect on Markham Vale – it appeared to reduce the area for development and would also affect the tranquillity of the wildlife areas, cycleways, bridleways and footpaths.
- The effect on Woodthorpe – it appeared that although the track would be in a cutting, it would divide the village from Woodthorpe Grange, affect the Salters Route, may mean the demolition of the recently converted barns. There may be an issue of noise for residents even if the visual impact was mitigated. House values would probably be adversely affected. Details of compensation were needed.
- The effect on Netherthorpe School – the track appeared to be on a viaduct which would have a visual and noise impact on the school playing fields.
- Netherthorpe Flash – the track would cross this on a viaduct with a consequential impact visually and in terms of noise on this wildlife area.
- A619 – the track crosses the A619 and therefore potentially has a great impact on the houses immediately adjacent in terms of the noise and visual impact. House values would probably be adversely affected and again details of compensation would be needed.
- Staveley Miners Welfare Cricket Pitch, Riverdale Park and Norbriggs Flash LNR – the track passes past Staveley Miners Welfare Cricket pitch on a viaduct, past Riverdale park and still on a viaduct through the LNR. It would have a major impact on all of these. The noise may mean Riverdale Park would have to close.
- Chesterfield Canal Restoration – the viaduct proposed would have a major impact on the restoration proposals.
- Whilst there are few domestic properties affected northwards it may trigger an opencasting application by UK Coal or another opencaster.

IMD: there is a proposal to build an Infrastructure Maintenance Depot in Staveley.

The access tracks proposed will affect Riverdale Park

The Chesterfield Canal Restoration including Staveley Town Basin.

Residents of Bent Lane, Bellhouse Lane and surrounding properties.

The proposed site on the Staveley Works Site appears to have no regard to the Action Plan proposals.

	<p>Whilst it may result in 100+ jobs it may prevent a larger number of jobs being created with the Action Plan proposals. The Report on the HS2 displayed an ignorance of Staveley – it stated the Covidien Site was subject to flooding, it suggested HGV access via Works road was good.</p> <p>It is probable that an IMD, looking after the HS2 infrastructure will mean anti social working times – night time, weekends, bank holidays etc. This will affect local residents.</p> <p>It was suggested that the IMD may well be better located on the Hartington Aggregate site, currently being restored by Fitzwise.</p> <p>This is closer, leaves the Staveley Works Site unaffected and has better rail and road connectivity.</p> <p>There may be an opportunity to progress the Robin Hood Line.</p> <p>RESOLVED – That the Town Clerk work with potential partners such as the Canal Society to ensure Staveley benefits to the maximum extent possible from HS2 and that any adverse effects are minimised and maximum mitigation is gained.</p> <p>A Public Meeting is arranged.</p> <p>That Natascha Engel MP, Toby Perkins MP and Dennis Skinner MP are involved.</p> <p>It was agreed a 3D visualisation would be helpful.</p> <p>A representative of HS2 should be invited to a Meeting together with Chesterfield Borough Council Planners.</p> <p>The Chair had suspended Standing Order during this debate to allow extended discussion. He now resumed Standing Orders.</p>	
523/12	<p>DISCLOSURE OF MEMBERS' INTERESTS There were no declarations of interests by Members.</p>	
524/12	<p>APOLOGIES FOR ABSENCE Councillor Cauldwell - illness</p>	

525/12	<p>COUNCILLORS NOT PRESENT There were no Councillors not present.</p>	
526/12	<p>MINUTES OF THE PLANNING AND ENVIRONMENTAL COMMITTEE OF STAVELEY TOWN COUNCIL HELD ON WEDNESDAY 10th DECEMBER 2012 The Minutes of the Planning and Environmental Committee of Staveley Town Council held on Wednesday 10th December 2012 were APPROVED.</p>	
527/12	<p>MATTERS ARISING FROM THE MINUTES OF THE PLANNING AND ENVIRONMENTAL COMMITTEE OF STAVELEY TOWN COUNCIL HELD ON WEDNESDAY 10th DECEMBER 2012 There were no matters arising.</p>	
528/12	<p>DETAILS OF THE PLANNING APPLICATIONS DEALT WITH BY MEMBERS Noted.</p>	
529/12	<p>A LIST OF PLANNING DECISIONS NOTIFIED BY CHESTERFIELD BOROUGH COUNCIL The list of planning decisions notified by Chesterfield Borough Council were available on the website www.chesterfield.gov.uk/planningapplications.</p>	
530/12	<p>MASTIN MOOR DEVELOPMENT PROPOSALS As covered in the Public Session.</p>	
531/12	<p>MARKHAM VALE As covered in the Public Session.</p>	
532/12	<p>STAVELEY TOWN BASIN As covered in the Public Session.</p>	
533/12	<p>STAVELEY TOWN CENTRE MASTERPLAN Nothing to report.</p>	
534/12	<p>STAVELEY WORKS SITE As covered in Public Session</p>	

535/12	<p>CHESTERFIELD BOROUGH COUNCIL NOMINATIONS OF LOCAL HERITAGE ASSETS It was Reported that the Labour Group had not submitted any potential Local Heritage Assets.</p>	
536/12	<p>CHESTERFIELD BOROUGH COUNCIL LOCAL PLAN Taken with the next item.</p>	
537/12	<p>SITES AND BOUNDARIES Members were to report their views to the Town Clerk to draft a response.</p>	
538/12	<p>COMMUNITY INFRASTRUCTURE LEVY As covered in the Public Session.</p>	
539/12	<p>ANY OTHER BUSINESS The Town Clerk reported he would be attending a Consultation Meeting on the M1 J28-31 Managed Motorway proposals. He would report the outcome</p> <p>Members considered a request from Ann Lucas to oppose Section 13 Renewable Energy in Chesterfield Borough Council's Local Plan.</p> <p>They did not agree with her request to oppose the area north of Barrow Hill as suitable for wind turbines.</p> <p>Members felt if the area was technically suitable then that was a scientific fact. If planning applications were made they would be considered at the time. Members appreciate the need for renewable energy and that wind turbines are by no means regarded as blighting the landscape by all members of the public.</p>	GC