

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

**Wednesday 3rd October 2012
Commencing at 6.00 p.m.
In the Council Chamber, Staveley Hall**

Present:

Councillor B. Dyke (Chair)
Councillor O. Cauldwell (Vice-Chair)
Councillor J. Bacon
Councillor D. Collins
Councillor E. Tidd
Councillor J. Webley

In attendance:

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

		ACTION
297/12	<p>The Chair welcomed Members of the public to the Meeting and reminded all present that the meeting was being recorded.</p> <p>PART ONE: PUBLIC BUSINESS</p> <p>PUBLIC SESSION</p> <p>Mr. Davenport informed the meeting that he believed the Government was now actively telling potential developers not to pay any Community Infrastructure Levy.</p> <p>The Town Clerk explained that Chesterfield Borough Council were currently deciding their position of the Community Infrastructure Levy and as yet Staveley Town Council had not been informed of the outcome.</p> <p>Whilst it was a changing situation he believed the New Homes Bonus would still go ahead but Section 106 provisions may be altered and in particular the requirement to provide a certain percentage of Affordable Homes.</p> <p>A close eye was being kept on the situation to ascertain how Staveley and its communities may be affected.</p>	
298/12	<p>DISCLOSURE OF PERSONAL/PREJUDICIAL INTEREST</p> <p>There were no disclosures made by Members.</p>	

<p>299/12/08 299/12/08</p>	<p>APOLOGIES FOR ABSENCE Councillor L. Collins: work commitments</p>	
<p>300/12</p>	<p>COUNCILLORS NOT PRESENT There were no Councillors not present.</p>	
<p>301/12</p>	<p>MINUTES OF THE PLANNING AND ENVIRONMENTAL COMMITTEE OF STAVELEY TOWN COUNCIL HELD ON WEDNESDAY 1ST AUGUST 2012 The Minutes of the Planning and Environmental Committee of Staveley Town Council held on Wednesday 1st August were APPROVED.</p>	
<p>302/12/08 302/12/08</p>	<p>MATTERS ARISING FROM THE MINUTES OF THE PLANNING AND ENVIRONMENTAL COMMITTEE OF STAVELEY TOWN COUNCIL HELD ON WEDNESDAY 1ST AUGUST 2012 There were no matters arising.</p>	
<p>303/12</p>	<p>DETAILS OF THE PLANNING APPLICATIONS DEALT WITH BY MEMBERS Noted.</p>	
<p>304/12/08 304/12/08</p>	<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>	
<p>305/12</p>	<p>MASTIN MOOR DEVELOPMENT PROPOSALS The Chair suspended Standing Orders at this point to allow Councillors to ask questions of the representatives of the Woodthorpe Village Community Group, regarding the letter dated 20th August 2012.</p> <p>The Representatives said they felt the letter was self explanatory and gave the views of both communities (Mastin Moor and Woodthorpe) on the development proposals.</p> <p>The Chair reiterated that Staveley Town Council is a statutory consultee and whilst our views would be taken into account it</p>	

	<p>was Chesterfield Borough Council that would ultimately take any planning decisions.</p> <p>The representatives accepted that but believed that the views and comments of Staveley Town Council are valuable. They were circulating their views to Chesterfield Borough Council Members but wanted to keep the Town Clerk in the loop as the local body.</p> <p>One major fault in the proposals in their view was that a development would pull people in from outside the Borough to fill the homes. Any jobs resulting from house building would be transitory and the A619 would prove a huge physical barrier.</p> <p>The Chair observed that no plans had yet been submitted. Mr. Davenport said their group was frustrated by Chesterfield Borough Council Planners deciding in secret about Green Wedges. Meetings had taken place by the Local Development Framework Committee that had not been open to the public.</p> <p>The Group had suggested alternative sites for housing that they believed were more suitable including Old Whittington, Dunston and possibly Brimington in the light of recent developments. But they were unhappy they could not speak to the Local Development Framework Committee.</p> <p>The Chair observed that the Government was apparently relaxing planning laws in favour of developers and this sort of development.</p> <p>Councillor Webley informed the meeting that he had watched a Government Minister on the BBC Parliamentary Channel stating that the Government would enable 178,000 houses to be built before the end of this Parliament. When asked where, Councillor Webley said the Minister had replied if anyone came with a plan they could have permission.</p> <p>Mr. Churchard said that whilst the Group approved of Chesterfield Borough Council's determination to protect the Green Belt it was in the wrong place. It prevented much needed development in Barrow Hill for example: that was a community crying out for regeneration.</p> <p>Councillor Webley then reported that developers were sitting on a land bank that would allow 300,000 houses to be built – currently it was not economic to build these houses.</p> <p>A discussion took place on the possibility of allowing mixed</p>	
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	<p>use development as part of Markham Vale including houses.</p> <p>The Town Clerk informed the meeting that the Green Belt was not necessarily sacrosanct: North East Derbyshire District Council were proposing to carry out a review for example.</p> <p>The Chair thanked all present for their contributions and resumed Standing Orders.</p> <p>306/12 MARKHAM VALE</p> <p>The Town Clerk drew the attention of those present to the recently announced art work proposals:</p> <p>Walking Together – 100 steel figures on a route through the site symbolising the walk to and from the pit head by miners. The 2 metre high figures would carry interactive mine tags.</p> <p>Members reported that at the last meeting of the Markham Vale Liaison Committee representatives had voiced their opposition to the proposals. The Chair (from Derbyshire County Council) had said that a meeting had been held to approve the proposals and they would be going ahead.</p> <p>Heather Horse – a 228m wide horse made of heather would be planted on the north tip, visible to motorists on the M1. It would be illuminated by on site wind turbines.</p> <p>Any excess power would be sold to the National Grid and profits donated to local causes each year.</p> <p>There was general approval of wind turbines.</p> <p>The Town Clerk reported that following meetings with various individuals he believed that new roads were being developed and new electrical supplies were being installed: an indication in his view that further developments were in the pipeline albeit subject to commercial confidentiality at present.</p> <p>It was understood the new McDonalds would open in November bringing around a dozen much needed jobs.</p>	
<p>307/12</p>	<p>STAVELEY TOWN BASIN</p> <p>A discussion took place on the recent flooding on the Canal and measures to be taken to prevent this.</p> <p>It was also reported that an application for planning permission at Staveley Town Basin was expected soon.</p>	

308/12	<p>STAVELEY TOWN CENTRE MASTERPLAN The Town Clerk reported that discussions with the owner of the Regal building indicated that the proposals for a small theatre and cafe were proceeding. This would upon completion have a beneficial impact on the town centre.</p>	
309/12	<p>STAVELEY WORKS SITE Nothing to report.</p>	
310/12	<p>CHESTERFIELD BOROUGH COUNCIL NOMINATIONS OF LOCAL HERITAGE ASSETS RESOLVED – (i) That the Town Clerk contact Chesterfield Borough Council to obtain a list of Listed Buildings in the Staveley Town Council area.</p> <p style="padding-left: 40px;">(ii) That following receipt of this he circulate the Local Heritage Asset letter to all Staveley Town Council Councillors asking for nominations.</p>	
311/12	<p>DERBYSHIRE COUNTY COUNCIL : RIGHTS OF WAY IMPROVEMENT PLAN RESOLVED – That the Town Clerk would liaise with Councillor Cauldwell regarding a response to the Draft Statement of Actions 2012-2013.</p>	
312/12	<p>LOWLAND DERBYSHIRE PROJECT</p> <p>a) The summer 2012 issue of Biodiversity News was RECEIVED.</p> <p>b) The Town Clerk reported this was an important document to be retained by Members for reference as progress was made over coming years.</p>	
313/12	<p>NORTH EAST DERBYSHIRE DISTRICT COUNCIL The Town Clerk gave a report on the Part 1 of the North East Derbyshire District Council Local Plan.</p>	
314/12	<p>ANY OTHER BUSINESS There was no other business.</p>	