

**ASHOVER PARISH COUNCIL**  
**Minutes of the Parish Council Meeting held in**  
**The Parish Hall, Milken Lane, Ashover at**  
**7.30 p.m. on Tuesday 18 APRIL 2017**

**PRESENT**

Cllrs E Willmot (Chairman), S Dronfield, N Early, Mrs R Early, R Fidler, Mrs M Hayward,  
Mrs L Hunter-Bott, C Miller and Mrs A Tyson  
W Armitage (Parish & NEDDC District Cllr)  
DCC Cllr B Lewis  
S Atkinson (Parish Clerk)  
Members of the Public – 49

**NON-CONFIDENTIAL INFORMATION**

**281/17 Apologies for absence.**

There were no apologies for absence.

**282/17 Variation of Order of Business.**

There was no variation in the order of business.

**283/17 Declaration of Members Interests and Requests for Dispensation**

Interests were declared and relevant forms completed and dispensations confirmed as follows:-

- District/Parish Cllr W Armitage – Planning (dispensation granted to May 2019)
- Cllr E Willmot – Planning Applications 17/00344/FL, Parish Maintenance (weed killing contract in cemetery)
- Cllr S Dronfield – Planning Application 17/00344/FL, 17/00341/FL
- Cllr N Early – Planning Application 17/00344/FL

**284/17 Recording and Filming of Council and Committee Meetings**

Members of the Public and Councillors were reminded that:-

The right to record, film and to broadcast meetings of the council, committees and sub 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 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.

**As proceedings were being filmed, the Chairman informed members of the public present and gave them the opportunity to leave the room.**

**285/17 Public Speaking**

Public – Members of the public spoke on issues including boundary walls to frontages of properties at Westedge Close, Kelstedge (referred to Enforcement Officer at NEDDC) and objections to planning application 17/00358/OL {Residential development of up to 30 dwellings, the provision of open space, landscaping and a new point of access (outline with all matters reserved)(Major Development)(Departure from development plan) on land to the south of The Bourne Moor Road Ashover}.

Police – No crime figures had been reported on the Police website since those last reported for January 2017.

County/District Liaison – DCC Cllr B Lewis reported on the current Draft Local Plan. NEDDC Cllr W Armitage reported on an ‘estate walkabout’ with Rykneld Homes.

## **286/17 Minutes**

The Minutes of the Ordinary Parish Council meeting held 21 March 2017 were put forward and it was proposed and seconded that these be approved as a correct record.

**Resolution: That the Minutes of the Ordinary Parish Council Meeting held 21 March 2017 are approved as a correct record.**

## **287/17 Exclusion of Public**

There were no items taken in exclusion.

## **288/17 Planning**

### **(i)Local Plan 2011-2033 Consultation Draft**

The Consultation Period on the Draft Local Plan 2011-2033 would close on 07/04/2017. The Neighbourhood Plan Steering Group had submitted comments on behalf of Ashover Parish Council (Minute 263/17).

**Resolution: That the comments submitted by the Neighbourhood Plan Steering Group on the Draft Local Plan 2011-2033 on behalf of Ashover Parish Council are received.**

### **(ii)Footpath Diversion (Stonedge)**

Notification of a Footpath Diversion (Stonedge) had been received.

**NOTED**

*Cllrs E Willmot, S Dronfield and N Early left the room during discussion on application no. 17/00344/FL and Cllr R Fidler took the Chair for that item only.*

*Cllr S Dronfield left the room during discussion on application 17/00341/FL.*

### **(iii)Applications**

**Application Number:** 17/00358/OL

**Proposal:** Residential development of up to 30 dwellings, the provision of open space, landscaping and a new point of access (outline with all matters reserved)(Major Development)(Departure from development plan)

**Address:** Land To The South Of The Bourne Moor Road Ashover

**Applicant:** Mr Simon Carr

**COMMENTS: ASHOVER PARISH COUNCIL STRONGLY OBJECTS TO THIS APPLICATION.**

**Landscape Visual Impact:** The recent Public Inquiry in relation to the adjacent field confirmed the importance of this location in landscape terms and the negative impact of an urban style housing estate. The independent landscape visual impact assessment commissioned by NEDDC concluded that development should not be permitted in this location.

The proposed development would detract from the visual amenity of the area and would have an adverse impact on the unique long reaching views across Ashover that the local landscape is famed for. The proposals would cause significant harm to the character, quality, distinctiveness and sensitivity of the local landscape.

The site is a green field site, in a countryside location, a Special Landscape Area and an Area of Multiple Environmental Sensitivity. The site is physically separated from the village of Ashover by two roads and is seen in the context of open fields which are in active agricultural use. The proposal would have a detrimental urbanising impact on the countryside and a detrimental impact on a valued landscape.

**Planning policy:** The application is contrary to NEDDC saved policies NE1, NE2, GS1, GS6 and H3. These are in place to protect local landscape and prevent development outside the settlement development limits. The application is also contrary to policies in the new draft Local Plan. Policies SS14, SCD2 and SCD3 similarly serve to prevent development outside the settlement development limits and preserve the local landscape character.

**Housing need:** NEDDC's emerging draft Local Plan sets out housing need across the district in SS3 and indicates that no housing growth is required from Ashover.

**Sustainability:** Ashover is not a sustainable location in planning terms. There is very limited local employment so any residents have to travel to work by car. The local bus service does not allow residents to get to and from employment outside the village. There are just 3 small shops with a limited range of goods, therefore a car is also needed for shopping.

Tourism is important to the economy of Ashover. This would be harmed by urban style development as people come to visit a traditional rural village and its classic 'Peak fringe' countryside.

**Traffic and transport:** The approach roads to this site are sub-standard and fail to consistently meet the 7.5m width required by Derbyshire Highways. Moor Road and Narrowleys Lane have a high level

of on-street parking, due to the Primary School and Grove House care home. The applicant's own submitted photographs confirm that this effectively makes both roads single carriageways. The other route from the site is Cripton Lane, which is single track with steep inclines and blind bends. One of the reasons given by NEDDC Planning Committee when rejecting an application on the neighbouring field was concern about highways issues. Consistency requires that the same approach must be taken to this application. The PINS inspector was clear when ruling against the neighbouring application that there were pre-existing highways dangers.

The applicant tries to suggest that 30 houses will have no impact on car journeys in the area. This is clearly wrong. The data used to achieve this conclusion might be applicable to an urban location where people can walk to work, or use public transport but not to a rural environment, Residents of Ashover will have to drive out of the village to get to work or go shopping. As a consequence it is not unreasonable to expect that 30 homes will give an additional 60 cars and up to 120 additional journeys per day during the working week. The applicant again fails to recognise the cumulative effect of the adjoining site, which would add a further 52 vehicles and potentially an additional 104 daily journeys.

**Ecological impact:** Ecology reports presented at the 2016 Public Inquiry provided detailed scientific evidence of risk to protected species if development takes place on this site. A bat survey showed bat activity and roosting concentrated around the trees and hedges that form the westerly border to the Bourne field. A large active badger set is located 150m from the site. Evidence presented at the Inquiry identified a population of great crested newts in nearby ponds. These animals forage and feed on the Bourne field. An arboricultural survey identified the importance of trees forming the boundary of the Bourne field and an area Tree Protection Order is in place. The proposed development would put all these at risk.

**Primary School:** Ashover Primary School has capacity for 210 pupils and at present there are 201 pupils, so the surplus capacity is less than 5%. There are no spaces at all in 'Early Years Foundation Stage' or 'Key Stage 1', so the school cannot legally accept more pupils in these classes. The school is graded as Outstanding and is consistently oversubscribed for Reception admissions each year.

**Medical Facility:** This proposal cannot be sustained by the Ashover Medical Centre Practice and the current rate of population expansion sought in Ashover is unsustainable. Current approved developments on Moor Road, off Narrowleys Lane and in Kelstedge and potential developments off Milken Lane and now south of 'The Bourne' will give rise to just under a 100 new dwellings which, if it is assumed that there will be an average of three persons to a dwelling, amounts to an additional 300 new patients, an increase of 14%.

The proposed rate of expansion will have an adverse impact on the Medical Centre and it is likely that new patients would have to be turned away and the current high standard of service to existing patients would not be able to be sustained. Whilst additional patients does bring greater income, it is not sufficient to expand the existing premise or enable the recruitment of further medical staff.

**Ashover Parish Neighbourhood Plan:** The emerging Ashover Parish Neighbourhood Plan is based on evidence obtained via public consultations and this proposed development is against the wishes of the community. The community supported small infill developments of between 5 and 9 dwellings and suitable locations have been identified in the Plan. Therefore, the community cannot be accused of being against any development.

**In conclusion,** Ashover Parish Council consider that the continued urbanisation of the rural area is against Government and Local Policy and is destroying communities. Members of the Public should be given every opportunity to voice their views on the application and it is requested that this application is considered by Planning Committee.

**Application Number:** 16/01270/FL

**Proposal:** Erection of mixed use agricultural storage and educational building (Amended Title/Amended Plans)

**Address:** Westwood Farm Robriding Road Robriding Ashover

**Applicant:** Mr & Mrs John & Sylvia Parsons

**NO COMMENTS**

**Application Number:** 17/00281/FL

**Proposal:** Application for proposed barn and 2no polytunnels with retention of existing container until work is completed

**Address:** Land Approximately 750M To The East Of Moor Hall Farm Gladwins Mark Ashover

**Applicant:** Mr M Hopkinson

**NO COMMENTS**

**Application Number:** 17/00319/FL

**Proposal:** Change of use of farmhouse to 2 dwellings with two storey and single storey extensions to side and rear and new private drainage system

**Address:** Greenhouse Farm Coach Road Overton Ashover

**Applicant:** Mr A Hutchinson

**COMMENTS:** Whilst the emerging Ashover Neighbourhood Plan would support this proposal, Ashover Parish Council holds concerns over the increase in traffic along the lane and the subsequent dangers of the access onto the A632 at this point.

**Application Number:** 17/00341/FL

**Proposal:** Application for change of use and extension to an existing agricultural building to form a village store, hardware store and tea room

**Address:** The Old School Farm Cullumbell Lane Uppertown Ashover

**Applicant:** Mr J Wootton

**NO COMMENTS**

**Application Number:** 17/00344/FL

**Proposal:** Application to replace and extend the existing building store

**Address:** Ashover Show Ground Church Street Ashover

**Applicant:** Ms J Twilley

**NO COMMENTS**

**Application Number:** 17/00316/FL

**Proposal:** Erection of link block and conservatory and internal rearrangement of domestic accommodation approved under 16/00386/FL

**Address:** Scotland Nurseries Stretton Road Tansley Matlock

**Applicant:** Mr And Mrs Reynolds

**NO COMMENTS**

**Application Number:** 17/00373/FL

**Proposal:** Application for construction of a 2 bed log cabin for holiday let (Re-submission of 16/01019/FL)

**Address:** The Stables Highashes Lane Ashover Chesterfield

**Applicant:** Mr And Mrs Burrows

**COMMENTS:** Ashover Parish Council resubmits its comments on application 16/01019/FL regarding the locality of common land in this vicinity and the requirement to avoid any encroachment onto that land.

**Application Number:** 17/00385/FL

**Proposal:** Application for conversion of 3 barns into dwellings

**Address:** Greenhouse Farm Coach Road Overton Ashover

**Applicant:** Mr A Hutchinson

**COMMENTS:** Whilst the emerging Ashover Neighbourhood Plan would support this proposal, Ashover Parish Council holds concerns over the increase in traffic along the lane and the subsequent dangers of the access onto the A632 at this point.

**Application Number:** 17/00401/FL

**Proposal:** Application for new vehicular access and drive for farm traffic

**Address:** Rykneld House Birkin Lane Ashover Chesterfield

**Applicant:** Mr J Hobday

**NO COMMENTS**

*Cllr E Willmot left the room during the item and resolution on weed killing on cemetery paths and Cllr R Fidler took the Chair.*

**289/17 Parish Maintenance** – Consideration was given to items including maintenance of flowerbeds, strimming around parish seats, felling of a dead tree in the cemetery, weed killing on cemetery paths.

**Resolution:**

- (i) That the current order to Woolley Moor Nurseries for Summer Planting is extended to include maintenance at a total cost of £800 plus VAT.

- (ii) That an order is placed with Stephenson Countryside Services for strimming around parish seats twice during the growing season at a total cost of £200.
- (iii) That a dead tree in the cemetery is felled by R Brocksopp at a cost of £25-£30.
- (iv) That an order is placed with GE Willmot for weed killing to cemetery paths twice during the growing season at a cost of £95 per application.

*Cllr W Willmot returned to the meeting and took the Chair.*

**290/17 Hard Courts** – Consideration was given to a request from Ashover Tennis Club regarding line markings together with a request for a meeting from a tennis coach.

**Resolution:**

- (i) ***That Ashover Tennis Club is given permission to cover netball markings during tennis league matches and that any damage to court markings due to coverage, is made good by the Tennis Club.***
- (ii) ***That the Hard Courts Working Group meets with the Tennis Coach and makes a recommendation to the May Parish Council Meeting.***

**291/17 Telecommunications Mast** – The results of the ‘straw’ poll undertaken in newsletter 4 (2016/17) were put forward. The poll sought the opinion of the public on a possible proposal to site a telecommunications mast on the hard courts/playing field.

Objections 66%

Support 26%

No Opinion 7%

Minute 280/17 had resolved not to proceed with negotiations with Shared Access on the proposal.

A critical letter had been received from ‘Support Ashover First’ (SAF) and had been circulated to all Members. No individual’s name or contact details had been provided in the letter to allow a response.

**Resolution:**

- (i) ***That the results of the ‘straw’ poll are noted.***
- (ii) ***That the letter from ‘Support Ashover First’ is received.***

**292/17 Neighbourhood Planning** – The Minutes of the NP Steering Group Meeting held on 28 March 2017 were put forward for approval. The Chairman of the NP Steering Group gave a verbal update on progress.

**Resolution: *That the minutes of the NP Steering Group Meeting held on 28 March 2017 are approved as a correct record.***

**293/17 Defibrillators** – Consideration was given to signature of a contract from BT for adoption of the kiosk at Littlemoor. The kiosk would be used for defibrillator provision.

**Resolution:**

- (i) ***That the contract with BT Payphones for the purchase of the kiosk at Littlemoor at a cost of £1, is signed by the Chairman.***
- (ii) ***That on completion of the purchase of the kiosk at Littlemoor, the kiosk is refurbished at a cost not exceeding £500.***

**294/17 Health & Safety** – A member of the public had agreed to take over the organisation of the Christmas Event and would liaise with the current organiser on all issues including health and safety.

**NOTED.**

**295/17 Section 137** – There were no applications received.

**296/17 Training** – DALC training events included Freedom of Information, Tree & Woodland Management and Health and Safety Training.

**NOTED.**

**297/17 NEDDC** – The Chairman and Clerk had attended The District and Parish Business Meeting on 29/03/2017. Presentation was made by the East Midlands Ambulance Service, BNED Leader Programme 2014-2020 and the Recycling Awareness Programme.

**NOTED.**

**298/17 Electronic ‘Tablets’ for Members** – Consideration was given to inclusion in the budget provision for 2018/2019 (Minutes 252/17 & 273/17 refers).

**Resolution: That the provision of electronic ‘Tablets’ for Members is included in the Finance Committee Agenda for October 2017.**

**299/17 Parish Clerk’s Report** – The report, including DALC circulars, was considered.

**Resolution: That the report including DALC circulars is received.**

**300/17 Fees and Charges** – Consideration was given to the review of fees and charges for the Pavilion and Cemetery.

**Resolution: That the fees and charges for the Pavilion and Cemetery remain unchanged for 2017/2018.**

**301/17 Financial Report** – A budget appraisal, printed report on the computerised accounts detailing account balances, cheques issued and cheques received was received.

DATE	CHEQUE NO.	PAYEE	GOODS/SERVICE	TOTAL (£)
02/03/17	4038	STWA	WC water rates	136.53
02/03/17	4039	GE Willmot	Car Park maint.	952.20
02/03/17	4040/4041	Employees	Salaries	1832.08
02/03/17	4042	Footpaths Grp	S137	100.00
06/03/17	DD	NEST	Pension contrib	67.58
09/03/17	DD	STWA	Cemetery Water	71.39
14/03/17	4043	Brady Corp	Safety equip S137	22.14
14/03/17	4044	GE Willmot	Gritting/bin fills	666.00
14/03/17	4045	WMPW Ltd.	Newsletter	67.00
14/03/17	4046	STWA	Pavilion water	333.82
15/03/17	DD	Eon	Pavilion elec	28.00
20/03/17	DD	British Gas	Pavilion gas	83.00
21/03/17	4047	HMRC	Tax & NI	976.59
21/03/17	4048	Your Locale	NP consultancy	2340.00
21/03/17	4049	Woolley Mr Nurs	Cemetery Maint	6000.00
21/03/17	4050	NEDDC	WC rates	1673.29
21/03/17	4051	Suffolk ALC	Accred Fee	96.00
22/03/17	DD	NEST	Pension contrib	67.58
23/03/17	4052/4053	Employees	Salaries	1841.91
23/03/17	4054	Woolley Mr Nurs	Winter Planting	528.00

**Resolution: That the Financial Report is received.**

**302/17 Cheques for Signature** – Details of cheques signed by authorised Councillors were received together with cheques for signature.

**Resolution: That cheques signed by authorised Councillors be confirmed and cheques put forward signed.**

THE MEETING CLOSED AT 9.00PM