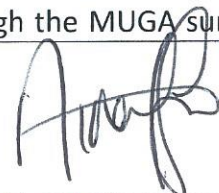


Present: T Trafford; C Fleetwood; T Clough; K Woollen; D Clough; J Jepson; C Moesby; N Senior (Clerk)

<p>97/19 Apologies for absence</p> <p>Rachel Hibbert</p>
<p>98/19 Declarations of interest</p> <p>None</p>
<p>99/19 Public Forum</p> <p>See Appendix A</p>
<p>100/19 Minutes of previous meeting held on 27/06/2019</p> <p>Accepted as a true record</p>
<p>101/19 Matters arising:</p> <p>101/19/01 Request for more crossover between committees A request from Council has been made that there is more crossover between the finance sub-committee and the full Council. This is in response to the Annual Parish Meeting. It was suggested that the minutes be made available or the committees are merged into one. It was unanimously agreed that the committees should be merged with one meeting that commences at 7pm.</p> <p>101/19/02 Christmas Lights update Proposal has been sent to Highways and awaiting their response, this will determine if we can apply for the Highways license. Survey of lampposts has been actioned and awaiting confirmation that this is complete. Once received the licence application to DDC can be submitted. With regard to poppies it was too late to action this for this year but it was requested it should be built into the budget for next year.</p> <p>101/19/03 Garage spaces in the parish for potential development No developments as yet but people should be made aware that the offer is available for anyone. DC will provide details to go on the website.</p> <p>101/19/04 The Management Committee next steps This will be held over until the next meeting</p> <p>101/19/05 Area around the MUGA clearance The area around the MUGA is continually growing through to the MUGA. On average it is taking two hours of maintenance every 3-4 weeks by the Clerk. It is also growing through the MUGA surface in</p>

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some areas. A quote for £300 has been obtained to clear back all sides to half a metre, leaving vegetation to rot down over the winter. Also cut the area of grass to the front of the MUGA and clear the cuttings to one side to rot down. This should suffice for the winter and then a regiment of maintenance can be discussed in the early spring. It was unanimously agreed to action this maintenance.

101/19/06 Crime statistics for the area
Not yet obtained

101/19/07 Remembrance Wreath for Stainsby Service
Request made to British Legion for Wreath and should be being delivered this week. Permission for £30 donation to British Legion. Unanimously agreed.

102/19 Reports:

102/19/01 Police
No reports received

103/19/02 County Councillor
Cllr. Moesby distributed forms for grants from the Members Community Leadership Scheme.

Cllr. Moesby will ascertain CREST action as to when they came and if they caught anyone.

Regarding planning help: Cllr. Moesby reiterated that they can't argue against the data as it's factual. However things like school places can be challenged as it is based on a formula.

104/19/03 District Councillor
Help has been offered regarding the traffic survey following this evening's public forum. Clerk to forward on details of interested parties.

The issue of cars driving over the green opposite The Young Vanish Pub has been deemed a County issue and Cllr. Clough will take this forward. If not the possibility of it being a police issue will be explored.

103/19 The Glapwell Centre

103/19/01 Update on maintenance undertaken/planned
Awaiting quotes for the lock on the meeting door and store room. Also awaiting quotes for the outdoor lights and sports hall lights. The lights in the men's toilets have now been repaired. It was suggested that an alternative electrician should be sought given the length of time taken to provide quotes. Clerk shared concerns raised regarding the state of the plaster in the ceiling of the sports hall and the danger of this falling. Council felt it not necessary to look at the ceiling at this point.

103/19/02 REAL Education
Since the new term we have experienced two broken glass panes in the fire door and a smashed light in the store room. An annual review is to be arranged with Richard Smith, REAL staff and council members. This will be to discuss the steps that can be taken to minimise the damage to the centre. It was suggested that the Council request a bond for damage.



104/19 Finance Report

78/19/01 Monthly Summary for August/September 2019

Covered in the last meeting

78/19/02 Payments for October 2019

Date	Details			TOTAL	NET	VAT
01.10.19	BDC	FG trade waste	89	£112.71	£112.71	£0.00
01.10.19	BDC	Hall trade waste	90	£367.90	£367.90	£0.00
03.10.19	Petty Cash		Chq	£150.00	£150.00	£0.00
01.10.19	Business Stream	Waste water F Grnd	91	£58.73	£58.73	£0.00
03.10.19	Opus	Hall Elect	92	£84.30	£80.29	£4.01
01.10.19	Opus	Hall Gas	93	£56.85	£54.14	£2.71
18.10.19	Staff	Salaries October	94	£3,013.52	£3,013.52	£0.00
18.10.19	HMRC	PAYE October	94	£274.12	£274.12	£0.00
18.10.19	DCC	Pension	94	£260.29	£260.29	£0.00
18.10.19	PDWP	Attachment	94	£71.68	£71.68	£0.00
21.10.19	Eon	FG Gas	95	£11.87	£11.30	£0.57
10.10.19	Business Stream	FG waste water	96	£56.30	£56.30	£0.00
10.10.19	Business Stream	Hall waste water	97	£60.64	£60.64	£0.00
16.10.19	JKE Ltd	Repairs	98	£108.70	£90.58	£18.12
16.10.19	N Senior	Plusnet exps	99	£47.40	£47.40	£0.00
16.10.19	BT	Phone	100	£81.43	£67.86	£13.57
24.10.19	BDC	Dog Bins	101	£52.94	£44.12	£8.82
24.10.19	BDC	Premises Licence	102	£180.00	£180.00	£0.00
24.10.19	Stinkyink.com	Printer ink	103	£136.76	£113.96	£22.80
24.10.19	P Davies	Football Grnd Exp	104	£100.00	£100.00	£0.00
31.10.19	Paypal	Charges	DD	£14.75	£14.75	£0.00

106/19 Clerks business

106/19/01 Facebook

This had not yet been actioned

106/19/02 Jobs on website

Jobs have been advertised on the DCC website and also on the Parish website. Some enquiries but no applications. It was asked if we could bring in old applicants? It was explained that the vacancies could be flagged up to them but that they had to be subject to the same recruitment procedure as every other applicant for parity. It was also explained that the role had changed significantly since the last time and the skill set may no longer be valid.

106/19/03 Job description and staff review

Still pending

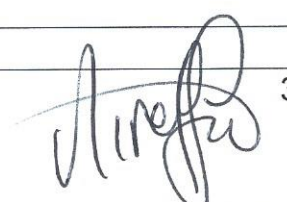
107/19 Football Ground

107/19/01 Lease update

A letter from CFCW had been received proposing to set up a LTD. Company to hold the lease. It was thought that this constitutes no more than a shell company and gives no financial guarantee for the Council should anything go wrong as the money will be in the CASC and untouchable by the Council to offset liabilities. The legal entity needs to be for the whole operation and so we have remedy if it goes wrong. A letter will be sent out to that end.

GG have been responded to with Council setting out reasons why a lease resolves cost liability and enables us to raise money to improve our assets to the wider benefit of the community Once in place it is up to the lease holder what bookings are made.

108/19 Planning matters



Application No: 19/00583/OUT

Decision Level: Delegated

Proposal: Residential development for up to 62 dwellings with all matters reserved except for access

Location: Land And Premises At The Rear Of Hawardan And 1 To 85 Mansfield Road Glapwell

Applicant: Mr S Hill

Full council decision- Unanimous to oppose. Clerk to ask for the extension as result of public meeting.

109/19 Correspondence

109/19/01 Parish and Town Council Liaison Forum Survey


109/19/02 Land registry request from GP – Referred to BDC

109/19/03 Complaint regarding lack of poppies/floral/xmas decorations

109/19/04 Sandra Haith HS2 photo opportunity

109/19/05 Planning decision 19/00540/FUL two storey extension granted

110/19 Date of next meeting – Thursday 28th November

A handwritten signature in black ink, appearing to read 'A. Hill', is located in the bottom right corner of the page. To the right of the signature is a small number '4'.

Public forum 24th October 2019

The Chair welcomed all to the public forum and reminded those present that the facility to speak to the Council was available each month at the start of the council meeting. Chair confirmed that all present were attending to give their views regarding:

Application No: 19/00583/OUT Proposal: Residential development for up to 62 dwellings with all matters reserved except for access. Location: Land And Premises At The Rear Of Hawardan And 1 To 85 Mansfield Road Glapwell Applicant:Mr S Hill

Chair reminded those present that previous applications by this applicant had been opposed by the Council and an original decision to refuse permission was later overturned at appeal. Chair confirmed the Council would again be opposing on behalf of the community. It is the belief that the development presents an unacceptable increase to the size of the village and overwhelming pressure on local services.

Chair introduced the Planning Manager Chris Fridlington who was attending to share information and advice with those present.

Chris opened by advising those who wanted to object to ensure their complaints were made on planning grounds and in their own words not as part of a petition or template. He described the lines of objections as being:

- Difficulty of access
- Increase of traffic on highways
- Development falls outside the settlement boundary of the village in the local plan
- Development is Contrary to local plan
- It is on a Greenfield site (previous application was for brownfield site)

Chair invited questions from the floor.

Member of the public asked Chris to give an outline of the process regarding the application.

Chris gave the following information. Whilst the application is live it is an opportunity for planning to form a judgement to allow officers to make a recommendation. The first point observed is that the development is outside the framework of existing and local plan, therefore there is an automatic presumption against the development, and this is the starting point. It is contrary to policy and should be refused. Then looking at technical points we can see they have not submitted correct details, issues regarding drainage, transport etc. In a few weeks we will have the consultation concluded and returned and we will ask the applicant to address concerns.

Member of the public asked if the application went to appeal would they continue to fight it?

Chris confirmed their opposition to the last planning application had been that they didn't consider Glapwell the right place for growth due to no services and amenities to accommodate additional housing. However, the inspector felt differently. The previous application also was strengthened by the applicant's willingness to restore the Grade 2 listed building known as The Bothy. However, with this development there was a danger of not drawing a line around the development and in not doing so harming the countryside and seeing Glapwell sprawl into Mansfield. Contrary to policy we think another 62 on top is enough. If we struggle to find landscape harm how does that development sit in the landscape. It isn't going to be standing out or conspicuous in the middle of nowhere. In the absence of that objections will feel less strong to an inspector so we will look out for that.

We know its contrary to our policies in the 5-year planning policy and that is a big deal. We have enough houses for next five years with no shortfall we don't need these now and that is a big argument in our favour. Additionally, there is the impact on the wider landscape and the issue of traffic and access.

So, it's not in the 5-year housing plan, there's no benefit to landscape or countryside, traffic and transport problems so the question we then ask is is there anything else in this offer that outweighs the harm? And at the minute there's not a great deal going for it and that's roughly where we're at.

What we would ask you to do is write in and express your own views. Keep it on the planning merits. Don't do petitions. One decent objection weighs more than 1000 signatures on a petition.

David Clough asked who owns the Ransom Strip that had been cited as a point of access

Chris confirmed the land was owned by Bolsover District Council. The Ransom Strip is available if developer wants to use that. In terms of planning who owns it is irrelevant.

Member of the public raised the point that in the planning it states Bolsover District Council will sell if permission is granted. A further comment asked if the land was protected because of historical significance related to Glapwell Hall.

It was confirmed that who owns it plays no part in planning but if land has historic value then that may be a reason to refuse the application.

Member of the public commented that if it is historically significant and they are using that land for access to the development then they are building roads on land which should be protected.

In planning, if that's protected for planning then road is unacceptable and will be ground to refuse it.

Tricia Clough confirmed she had been looking into this issue. The Grant Development Director at Bolsover District Council and he says he made it clear that the agreement was to only approach the executive if they were successful in gaining planning permission. Inclusion of any deal in the application is misinformation.

Member of the public said that they were also bothered by the possible destruction of the trees as there was evidence that there were owls nesting in them.

Advice was given to write out all the things you are raising regarding the impact of putting the road across there. However, there are different policies to land sale and advice to concentrate on that would be a red herring. The Council could be obliged to sell on best value government policy. If we block and obstruct development, we would get into trouble on that which is why we say we haven't a view on it we only know it exists. Advice is to move away from Ransom strip and concentrate on planning which would include the impact of losing trees from an ecological point of view.

Member of the public raised the issue that the wildlife report stated there were no owls or bats when residents thought there was, and this needed to be recorded.

Tricia Clough reminded residents of the importance of submitting individual objections and asking neighbours and friends to do the same. If anyone was having problems putting a letter together Tricia will be happy to meet with you and guide you through the process. The letters need to stress how you as individuals are impacted.

Member of the public asked about access to the A617 at the junction and if there were any pans to improve it?

The Chair confirmed that the Council have been going at highways for 8 years but they are refusing traffic lights or roundabouts although this is something we intend to continue working on.

A member of the Public stated that the infrastructure was inadequate including schools' shops, post office etc. With all the houses being built there is the potential for 120 extra cars. There are already no spaces at the school with children having to travel and bus services being poor. Whole bigger picture needs looking at.

Chris confirmed local infrastructure must be understood from the point of view of the consultees. They will be asked "what impact will this have on your school?". An equation will consider how many spaces there are, what the demographics are, how many children the development would generate and project this 3 and 4 years into the future when it is built. If they want to put an extra 100 children into the schools the school can say they need to be paid so much to provide the space needed. It is a similar process for how it will affect the medical centre.

Member of public asked if it did this taking into consideration the plans that had already been approved?

Chris confirmed it did and would look at whatever will affect it. This will be added into the equation and included in this would be the development currently being built in Bolsover, so what has already got permission but hasn't yet been built. Difficulty with that is what we find is when the education people come back, they don't always reflect what people in room are saying. People say to you there's no places in our school but the education people will come back and say there's no problem.

Member of public asked in relation to the medical centre if they are paid extra money for taking extra patients they're going to be looking on a financial basis not the quality of care

Chris said this is not true at all and they do look at the professional view of the service. What they say might help us (to object) or not. If a service wants 3 million pounds in order to function for the community and the developer says he's not paying, then that's another reason to refuse the application. We'd like the GP to come back and ask for 100k and if he can't do it then that's another reason to refuse the application

Member of the public stated that at the last objection the surgery and schools report came through and raised no problems even though two of the primary schools were full.

Chris said it was common for county to say there's no problem when the community are saying otherwise. So its difficult for the planning and what might be that actually cycle of infrastructure paid for by the developers and where we look to capitalise. What planning tries to do is capture the uplift in land value. What we try to do is capture some of that profit and send it back into the community through education, affordable housing and transport.

Member of the public mentioned that there were only five secondary school places in the last application. That doesn't seem a lot.

Chris confirmed that he didn't know how it was worked out by education its how they work out.

The Chair reiterated the importance of the 5-year programme in the last decision. Chris again said that the Council has the five-year supply, so the policy holds solid in this case alongside the additional factors including education and that it is unacceptable to have kids so far from school. We'll be smarter this time round asking how this sits with healthy living and healthy communities. They can't walk or cycle to school how can that be right when government is telling us about childhood obesity

Member of the public asked how many people needed to put in objections to make a real difference?

Chris assured them that It's not about a percentage but it's about the quality. If there is a strength of feeling on proper planning grounds it gives the inspector a real issue to look at and how people value their space and their experience. Problem is if 2000 people wrote in citing transport issues but then transport people say it's not. But if people explain their reasons for transport being a problem it makes a difference. Likewise, how they see the strip of land as valuable will make a difference.

Members of the public shared experiences of access problems including bins going unemptied and ambulances couldn't get through due to parking congestion on Park Avenue already.

Member of the public stated that most people here want to know you will object most strongly to this application and that we are looking for your support

Chris confirmed that he could clearly state where they are at. We have stated that it is contrary to the local plan and frame work. That is an overriding objection. We have a 5 year supply we don't need more houses. Then through a range of issues including access that is safe and suitable for that development and the consequences for the people living on that street.

Member of public asked if the applicants bigger plan of developing on adjoining land would be a factor in objecting?

Chris advised that as it was not in this planning application then probably not and there is no point speculating what will happen next. We will probably object more strongly to the next field along as it is a bigger break with policy. Biggest objection will come from highways and access. But also, in consideration is ecology, cultural and heritage although these are pending at this point in time. Education can always say no on the grounds of space in local schools.

Member of public asked if goes appeal to inspectorate are the reasons strong enough?

On the grounds of policy and highways it is a strong objection. If the applicant could afford to put in roundabouts etc. then we may have to look again at the arguments. But unless it's a minor road with minor issues the inspector would most likely refuse. Getting onto the A617 is a big point as is Park Avenue as access.

Member of Public asked about traffic generated during construction.

Chris confirmed this was not considered during construction time.

Tricia Clough asked for expressions of interest to set up a traffic survey using members of the public. She asked for contact details to be left of all those happy to be involved.

Member of the public noted that saying in the application more than one shop, saying there is a proper doctor is inaccurate.

Chris reiterated the importance of local knowledge being helpful in that the presumption that facilities are not what they seem.

The Chair reminded the hall of the good advice given by Chris on how we can strengthen the case and how Chris needs public support to strengthen that case. He reassured the room that this is a better case to win and we need your support in letters of objection on planning grounds. Tricia Clough also was talking to local schools to strengthen the case.

Chair gave his thanks to Chris Fridlington for his time and advice.

Member of the public asked for confirmation of the deadline for objections as being 1st November?

Chris confirmed that they can extend the deadline

Member of the public asked if it were worth contacting Bolsover District Council regarding the Ransom Strip? Keith Woollen asked if it was listed?

Chris said there was nothing on the plans as yet.

Member of the Public impressed upon those there that this is not a waste of time and had never seen as many people turn out on an issue. Thanks were again given to Chris for his help and being in the firing line.

Chair asked that as many people as possible were needed to spread the word.

Member of the Public impressed upon those present to put about everything discussed into the objections, highways infrastructure, flooding so they have to query everything.

Member of the Public asked Chris if the appeal is delegated if there is enough support is it likely to be delegated or go to committee?

Chris confirmed that if we have enough public interest on planning grounds, we will take it to committee for transparency. That's where numbers matter, local opinions show they have issues, and this is the reality. If it goes to committee, we'd strongly recommend thinking carefully about strategy to put it together to make a strong argument. If everyone here put in a letter then there are valid reasons to go to committee.

Member of public asked if privacy were a valid objection?

The Chair cautioned that it depends on where buildings were being built and we'd need a detailed application before we could object on those grounds.

For now, we would be working to get the initial outline planning application refused. If we need to take it further, we will do.

Chair thanked all for attending and the public forum was closed.