

**MINUTES OF THE PARISH COUNCIL MEETING HELD ON  
17 OCTOBER 2023**

**Present:** Councillors Raynes, Strange, Challis, Flint, Hodgson, Hopkinson, Saunders, Taylor  
**Also Present;** 4 Members of the Public, Cllrs Burfoot, Linthwaite & Hughes

**69/2024                    APOLOGIES**

No apologies received.

**70/2024                    VARIATION OF ORDER OF BUSINESS**

The chair sought to include on the agenda;

- i) Site Visit re planning app at Wardmans
- ii) Whitelea – maintenance agreement for new builds
- iii) Foxholes Lane - excavation works
- iv) Oak Tree Gardens – water leak
- v) The Pinfold
- vi) Fete Field – request to place seat in memoriam

**71/2024                    DECLARATIONS OF MEMBERS INTERESTS**

Cllr Strange declared a personal interest in Brookfield planning application

Cllr Challis declared a personal interest in Old Coach Road - signage

**72/2024                    PUBLIC PARTICIPATION – MEMBERS OF THE PUBLIC, POLICE,  
COUNTY OR DISTRICT COUNCIL REPRESENTATIVE**

There were no comments from members of the public or other agents.

**73/2024                    MINUTES OF FULL COUNCIL**

The Minutes of Full Council held 19 September 2023 were received.

**74/2024                    EXCLUSIONS**

No items in exclusion.

**75/2024                    COMMUNITY HALL**

Cllr Hodgson would like to gain an awareness of what/how the community hall operates to enable her to go forward with funding applications, there is no progress with DCC funding strands yet.

**76/2024                    PLANNING MATTERS**

**76.2024.1    Planning Applications for Consideration:**

**23/00912/FUL** Erection of 2 no single storey dwellinghouses at Land off Thatchers Croft Thatchers Lane Tansley – (7 Against 2 Abstentions) object - We can not see where the proposed badger corridor (as per plan) can be accommodated as the developer has excavated so close to neighboring boundaries. This corridor is an extension of one that is in situ, and enables this protected species to access the stream adjacent to the A615.

We think the proposed properties are cramped with little outdoor amenity space, no garages or storage for garden equipment.

The proposed properties overshadow the adjacent social homes.

The proposed properties have no turning area for a car meaning cars will either have to reverse into their driveways or reverse out onto a very small cul de sac. The cul de sac is planned to have access for four properties, there is no visitor parking. Presumably visitors will park on the cul de sac?

The proposed plan only shows a pedestrian footway on part of the cul de sac, which is not acceptable, and restricts the movement of anyone with mobility issues.

There is no indication of street lighting within the cul de sac.

We are surprised none of the homes have solar panels and think they should be incorporated within the plans.

The plan does not indicate the location of the SUDS

DDDC have still not provided the swept path plan to prove that service vehicles will be able to access and leave the cul de sac in a forward gear.

DDDC have still not provided an AIA of the development site – the planning application stating 'it is advised all native hedgerows around the site should be retained.

It is noted there is a recent communication from the developer informing the reader of trees within neighboring properties, however no indication of trees that were within the site – all of which have been destroyed.

**23/00615/DCOND** Discharge of Condition 6 and 7 of app no 23/006215/DCOND side extension and associated internal and external alterations at Tanter Cottage 5 South View Church Street Tansley – no objections

**23/00614/DCOND** Discharge of Condition 6 and 7 of application no 23/00614/FUL – alterations and single storey side extension at Tanter Cottage 5 South View Church Street Tansley – no objections

**22/01096/AMD** Non material amendment – change to roof at Whitelea Cottage Whitelea Lane Tansley – (8 Against, 1 For) object; the materials should be of slate and stone and NOT wood and metal.

**23/01018/FUL** Demolition of existing agricultural buildings, erection of extensions to dwelling, change of use of land to domestic garden and associated landscaping at Hopkin Farm Red Hill Lane Tansley – (8 Against, 1 Abstention) object; there is a lot of cladding in the proposal and the parish council considered that this would be better in stone alongside the proposed glass, it should be more in keeping with the surrounding properties.

**23/00994/FUL** Erection of flexible space industrial unit (Use Class B2) of up to 4 units Land at Brookfield Industrial Estate Old Coach Road Tansley – no objections

**22/01294/DCOND** Discharge of Condition 3 of application no 22/01294/LBALT Internal alterations and refurbishment and erection of pergola at Tavern at Tansley Nottingham Road Tansley – no objections

#### **76.2024.2 Planning Decisions:**

**T/23/00140/TPO** T1 Sycamore. Major deadwood removed throughout and crown clean. Crown lift to 6m by under pruning low limbs, and pruned away from bt line at rear of garden to gain 1m clearance at 9 Thatchers Croft Tansley – granted with conditions

**23/00859/VCOND** Variation of condition 6 of application number 22/00651/FUL to allow external storage at Sunnyside Farm Whitelea Lane Tansley – refused

**23/00705/FUL** Erection of dwelling house at Starth House Starth Lane Tansley - refused

#### **76.2024.3 Planning**

**76.2024.3.1 Tansley House Gardens** – there has been an issue with loss of water supply, the developer is denying responsibility. However, the resident has now had a new connection made from Old Coach Road.

##### **76.2024.3.2 Affordable Housing Questionnaire**

The information gained from the questionnaire was offered to Rob Cogings at DDDC which he refused to accept it, and voiced that all residents should be directed to the Home Options site.

**RESOLVED:** to send the information to all DDDCllrs.

##### **76.2024.3.3 Wardmans planning application site visit**

The Parish Council have received a reply regarding the complaint that they made in light of the conduct at the site visit for the above application, the complaint was not upheld.

Cllr Strange did inform the meeting that the resident and Mr Wardman has met and Mr Wardman would move the fence to the hedge side, to which end the resident is happy.

**RESOLVED:** no further action required in the matter.

##### **76.2024.3.4. Whitelea Lane -concerns re: maintenance agreement**

The maintenance agreement comes into force at Christmas, there are social houses on site, some residents are paying £400 and do not know what this actually covers. STW are adopting the sewers in 2024, street lighting ?, the agreement should not cover main services, and there is no mention of the hedge. Management companies have to be ratified by the government.

Cllr Linthwaite had visited site with Cllr Wain in July and there had been a camera put into the sewer at that time, no cumulative data is checked with STW, which is a major concern.

**76.2024.3.5 Foxholes Lane** – there is currently excavation work at Foxholes Lane constructing a large access road, for which there is no permissions in place, DDDC are aware.

**77/2024 ENVIRONMENTAL ISSUES****77.2024.1 Flytipping Old Coach Road & Footpath to Scout Hut**

Cllr Challis had removed the rubbish from Old Coach Road and had secured some identification information, which DDDC could pursue.

**77.2024.2 Old Coach Road – signage installed indicating ‘no through road’**

On the title register it is a right of way, from Church Street to the A615. There is mixed maintenance on there – some is private and some adopted local highway. There are concerns with it being used as a cut through, but it has been used in excess of 20 years.

**RESOLVED:** No action

**77.2024.3 Oak Tree Gardens – water leak**

STW are visiting on 30 October to investigate the leak.

**78/2024 VILLAGE ISSUES – update****78.2024.1 Gate on Play Area**

No progress to date, will chase up.

**78.2024.2 Dry Stone Walls within the ownership of the Parish Council**

Quotes have been sought, but are not in yet.

**78.2024.3 Heathy Lea – cutting of grass**

The grass requires cutting, and the roadside hedge also requires attention.

**RESOLVED:** To contact N Goodwin.

**78.2024.4 The Pinfold**

Now it is owned by the Parish, perhaps it should be listed, registered as a community asset, or a village green.

**79/2024 FETE FIELD****79.2024.1 Affidavit regarding ownership of the hedge on Whitelea side.**

Cllr Flint would aid with the affidavit wording. Mr Joe Neville is willing to sign the affidavit.

**RESOLVED:** Cllrs Raynes & Flint would pursue this matter.

**79.2024.2 Request for seat in memoriam**

A request has been received from a parishioner to site a seat on the Fete Field after she has passed away, and she wished to have details of cost/style etc. The Parish Council discussed this.

**RESOLVED:** To ask if the parishioner would like to donate now, as ‘future’ donations would be unable to be considered, as the present administration cannot make decisions for future administrations.

**80/2024 COUNCILLORS’****80.2024.1 Footpath update**

Cllr Challis succeeded in getting the Footpath sign replaced on the Old Coach Road.

**81/2024 FINANCE****81.2024.1 Accounts Paid**

Date	Cheque No	Particulars	Amount £
4.9.2023	000194	A Varkalis (gate for fete field)	936.00
19.9.2023	000195	HMRC ( tax & ni Qtr 2)	127.80
19.9.2023	000196	S Leighton (sal 170.40 & postage 9.90)	180.30
19.9.2023	000197	CPearson (bus shelter clean jul, aug, sept)	45.00
19.9.2023	000198	C Knightley (web host)	13.86
19.9.2023	000199	SOC Services (grounds/footpaths)	387.00

**Income Received:** National Grid – wayleave agreement Spout Lane £4.60

**68.2024.2 Bank Reconciliation & Accounts were received**

Meeting closed at 20.50hrs .....

