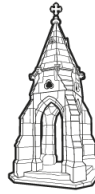


Dronfield Town Council

Town Clerk:
Joanne Mitchell



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Dronfield Civic Centre
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31st October 2023

To: The Chair and Members of Dronfield Town Council

Dear Councillor,

You are summoned to attend the meeting of Dronfield Town Council to be held on

MONDAY 6th NOVEMBER 2023 AT 7.30pm
IN THE COUNCIL CHAMBER, CIVIC HALL, DRONFIELD

Yours sincerely

J Mitchell

Joanne Mitchell
Town Clerk

Please be aware that meetings open to the public may be recorded by representatives of the media or by members of the public. Any persons intending to record this meeting are:

1. Requested not to film the public seating area and to respect the wishes of members of the public who have come to speak at a meeting but do not wish to be filmed.
2. Reminded that it is not permitted for oral commentary to be provided during a meeting. The Chairman may ask people to stop recording and leave the meeting if they act in a disruptive manner.

AGENDA

1. **Apologies**

To receive apologies and reasons for absence from the meeting.

2. **To consider a variation of order of business**

To consider request to change the order of the items on the agenda.

3. **Declarations of Interest**

To enable Members to declare the existence and nature of any Disclosable Pecuniary Interests they have in subsequent agenda items, in accordance with the Parish Council's Code of Conduct. Interests that become apparent at a later stage in the proceedings may be declared at that time.

To receive and approve request for dispensations from members on matters in which they have a Disclosable Pecuniary Interest.

4. **Public Speaking**

The period of time designated for public participation at a meeting shall not exceed fifteen minutes as per Standing Order 3(f). A member of the public shall not speak for more than three minutes as per Standing Order 3(g). In accordance with Standing Order 3(e) a question shall not require a response at the meeting nor start a debate on the question.

Any issues raised may be noted and a request by members for that matter to be placed on a future agenda for discussion and debate.

4.1 Planning Matters

An opportunity for members of the public to raise any planning matter that members may be considering at the planning item of the following agenda.

4.2 General Matters

An opportunity for members of the public to raise any matters relating to the town.

4.3 Police Matters

If the Police Liaison Officer is in attendance they will be given the opportunity to raise any relevant matters.

5. **Council Minutes**

To receive and consider adopting as a true and accurate record, the draft Minutes of the Ordinary Meeting of the Council held on 2nd October 2023 (Pages 935 – 947).

6. **Items for exclusion of public**

To determine what items on the agenda, if any, should be taken with public excluded.

7. **Planning Matters**

7.1 **Planning Applications (Appendix 1)**

To consider the attached schedule of planning applications submitted by North East Derbyshire District Council for comment and discussion. Further details of any application can be found at: <http://planapps-online.ne-derbyshire.gov.uk/online-applications/> and then by inputting the application reference number.

7.2 **Planning Decisions (Appendix 2)**

To receive the attached schedule of planning decisions submitted by North East Derbyshire District Council for information.

8. **Motion 1 – Proposed by Cllr Alex Dale and Seconded by Cllr Angelique Foster**

Council resolves to write to North East Derbyshire District Council to object to the planning application for 5 x two storey residential dwellings at 62 Hilltop Road, Dronfield (reference 23/00788/FL), on the following grounds:

- The scale, density and appearance of the proposed development is not in keeping with the local area. The adjacent and nearby properties are almost all bungalows whereas the illustrative drawings for these properties suggest they could be as high as three stories. The illustrative pictures also show properties which will be clad, with heavily glazed frontages and the ultra-modern appearance does not look in keeping with the existing local vernacular or the property types in the surrounding area. The Council also has concerns that 5 substantial detached properties, each with garages or car ports, would represent overdevelopment of relatively small site, when considered against the proportions and garden space around other properties in the area. These issues are contrary to Local Plan policy SDC 12 and Neighbourhood Plan policy D3.
- Owing to the above scale issues, the development could create significant overlooking and privacy issues for neighbouring residents and the Council has concerns that this will not be in compliance with the planning authority's Successful Places guidance.
- As a site which is 0.5ha, Local Plan policy LC2 indicates that affordable housing of 20% would be required, but as far as the Council is aware, this has not been acknowledged in the application, nor any proposals put forward.
- Residents have highlighted concerns around the cumulative impact on pre-existing flooding and drainage issues. The application is inconsistent in suggesting the use of soakaways, whereas a supporting survey indicates a soakaway would be unviable. There is a significant concern around the impact of surface water displacement adversely impacting on neighbouring properties on Longacre Road.
- Neighbouring residents have highlighted ecological interest in the site, reporting that it is home to bats, owls, hedgehogs, newts and other species. Local Plan policy SDC4 sets out the Council's clear commitment to protecting and enhancing the District's natural environment.
- There are concerns around land ownership and in particular in relation to the private access road to the south of the plot, which could create issues for construction traffic and drainage solutions. These are well documented in the objection comments of several nearby residents.

9. **Motion 2 – Proposed by Cllr Mark Foster and seconded by Cllr Richard Welton**

Council notes with significant and serious concern the way in which North East Derbyshire District Council has recently established its Local Plan Working Group and specifically that:

- It is not politically proportionate and therefore the main opposition group (and thereby several communities within the District) are significantly under represented.
- The political groups have not been given the freedom to choose their own representatives as is ordinarily the case in any other committee or working group of the Council.
- The formal governance of the group has not been clarified and there are concerns that proper minutes will not be taken nor made publicly available and the meetings will be held behind closed doors. This is contrary to the administration's own stated desire to be open, transparent, accountable and collaborative.

Council resolves to write to the Leader of NEDDC to highlight its concerns and call for the composition and governance of the Working Group to be reviewed to be more politically proportionate and transparent and open.

Council also urges NEDDC to commit to early consultation with Town and Parish Councils on all and any proposals which arise out of the Working Group meetings, prior to full public consultation.

10. Outside Services Report (Appendix 3)

To consider the written report submitted.

11. Meeting Reports (Appendix 4)

To receive the meeting reports and recommendations on various matters:-

- 11.1 Events Advisory Committee held on 10 October 2023
- 11.2 Grants Awards Advisory Committee held on 18 October 2023
- 11.3 Budget Advisory Committee held on 23 October 2023
- 11.4 Properties Advisory Committee held on 24 October 2023
- 11.5 Cemetery Advisory Committee held on 24 October 2023

12. Town Clerk's Report (Appendix 5)

To consider the written report submitted by the Town Clerk.

13. Financial Reports (Appendix 6)

- 13.1 Schedule of Payments including BAC breakdown for September 2023
- 13.2 Schedule of Receipts for September 2023
- 13.3 Income and Expenditure to 30th September 2023
- 13.4 Bank Reconciliation as of 30th September 2023

14. Exclusion of the Press and the Public

To move the following resolution – That in view of the confidential nature of the business about to be transacted it is advisable in the public interest, that the press and public be temporarily excluded, and they are instructed to withdraw.

15. Meeting Report

To receive the following meeting reports and recommendations on various matters.

- 15.1 Civic Hall Advisory Committee held on 23 October 2023
- 15.2 Personnel Advisory Committee held on 23 October 2023