

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

**Wednesday 1st August 2012
Commencing at 6.00 p.m.
In the Council Chamber, Staveley Hall**

Present:

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

In attendance:

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

		ACTION
	<p>Before the start of the Meeting the Chair reminded all present that the meeting was being recorded.</p>	
216/12	<p>PART ONE: PUBLIC BUSINESS</p> <p>PUBLIC SESSION</p> <p>Mr. Davenport made the point that the proposal from Capita Symonds regarding Mastin Moor used the phrase “assist the regeneration of Mastin Moor”. It was his view that Mastin Moor had two major issues: too many residents were sick or ill and that too many residents were unemployed. He believed the Capita Symonds proposals would affect neither issue.</p> <p>Councillor Dyke responded that construction would help the unemployed if local people were used.</p> <p>Mr. Davenport gave his view that such jobs were transitory not long term. Locally had been defined as S43 and surrounding post codes – so many of the jobs at the new hospital were not for residents of Mastin Moor. New industry would help but not new houses as they would bring in new people to compete with the current residents and thus make it worse.</p> <p>Capita Symonds are aware it would not regenerate and is in the least sustainable area of the Borough.</p>	

Councillor Dyke pointed out when Markham Vale filled up there would be a demand for housing.

The Town Clerk informed the Meeting that he had been told by Morrisons that should the proposal go ahead they would expand their Staveley Store and accordingly jobs would be created and they would no doubt be of a range that residents of Mastin Moor could apply for.

Mr. Davenport felt in view of the proposed store at Bolsover an expansion of the Staveley Store was unlikely.

The Town Clerk reported that he believed the Bolsover proposals would not affect the Staveley proposals. He also said that the Capita Symonds included a Health Centre benefitting Mastin Moor residents.

Mr. Davenport said the Eventide Group objected to a new surgery. Councillor Dyke felt a new surgery would be better and cheaper for residents of Mastin Moor and Woodthorpe.

A discussion took place on current medical provision in the area. Mr. Davenport said Woodthorpe had not got a shop and did not want one.

Councillor Dyke felt local families needed new houses for their children but Mr. Davenport said the Capita Symonds proposals won't supply affordable housing according to Mary White. A sufficient number of affordable houses could be built on brownfield land within the current boundaries of Mastin Moor.

Councillor Dyke asked if there were no families in Woodthorpe who wanted new houses for their children.

Mr. Davenport felt 40 homes within the Mastin Moor boundaries was better than 1000 houses over the road which would not be part of Mastin Moor – the road was a barrier.

That surprised Councillor Dyke but Mr. Davenport insisted it was the case and that people from Woodthorpe did not visit Mastin Moor and vice versa. Councillor Dyke pointed out that Mastin Moor residents took their children to school at Norbriggs.

A discussion took place on current traffic problems and potential congestion if the development proposals went ahead.

	<p>It was agreed that these issues would be decided on by Derbyshire County Council Highways. Planning would not be granted if Highways objected. Councillor L. Collins pointed out that all schools have traffic problems at the start and end of the school day.</p> <p>The Chair thanked everyone and closed the Public Session.</p>	
217/12	<p>DISCLOSURE OF PERSONAL/PREJUDICIAL INTEREST The Clerk reminded the Meeting that Members should disclose Pecuniary Interests in advance of the formal adoption of new standards.</p> <p>Councillor Cauldwell declared an interest in Item 6 Planning Application 1795 it was his daughter and son-in-law.</p>	
218/12/08	<p>APOLOGIES FOR ABSENCE Councillor Bacon: her father had passed away at the weekend. All present extended their sympathies to Councillor Bacon on her sad loss.</p>	
219/12	<p>COUNCILLORS NOT PRESENT There were no Councillors not present.</p>	
220/12	<p>MINUTES OF THE PLANNING AND ENVIRONMENTAL COMMITTEE OF STAVELEY TOWN COUNCIL HELD ON WEDNESDAY 30th MAY 2012 The Minutes of the Planning and Environmental Committee of Staveley Town Council held on Wednesday 30th May 2012 were APPROVED.</p>	
221/12/08	<p>MATTERS ARISING FROM THE MINUTES OF THE PLANNING AND ENVIRONMENTAL COMMITTEE OF STAVELEY TOWN COUNCIL HELD ON WEDNESDAY 30TH MAY 2012 There were no matters arising.</p>	
222/12	<p>DETAILS OF THE PLANNING APPLICATIONS DEALT WITH BY MEMBERS Noted.</p>	
223/12/08	<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>	

224/12	<p>MASTIN MOOR DEVELOPMENT PROPOSALS There were no further comments on the Capita Symonds proposals except for Councillor Webley who felt the drawings of houses showing a country walk in front of them was unlikely to happen.</p> <p>The Chair asked Members if they had any further comments to pass them to the Town Clerk, who would then pass them on to Capita Symonds.</p>	All
225/12	<p>MARKHAM VALE There was a Liaison Committee Meeting on 13th August.</p> <p>The Andrew Page factory had not yet opened.</p> <p>The McDonalds it was felt would not open until the access road had been finished.</p>	
226/12	<p>STAVELEY TOWN BASIN Nothing to report – The Town Clerk promised to chase Dr. Coles for the development proposals and mentioned the sale of Mastin Moor Community Centre.</p>	GC
227/12	<p>STAVELEY TOWN CENTRE MASTERPLAN The Town Clerk said he would contact the owner of the Regal Building to find out what work had taken place there recently.</p> <p>The new cycle hire business still awaited all its bicycles but had begun hiring.</p>	GC
228/12	<p>STAVELEY WORKS SITE The Town Clerk read out his list of comments.</p> <p><u><i>Comments on Capita Symonds Staveley Works Area Masterplan</i></u></p> <ol style="list-style-type: none"> <i>1. Generally a very welcome proposal.</i> <i>2. How does this fit in with Chesterfield Borough Council's Plan which we have not yet seen?</i> <i>3. How does it fit in with the ideas of the other landowners – Fitzwise, Rhodia and Saint Gobain?</i> <i>4. The proposals for the East (distribution) conflict with Markham Vale.</i> 	

	<p>5. <i>I assume the current pylons are going?</i></p> <p>6. <i>Who pays for the Link Road? Who lobbys for it – Derbyshire County Council and the Highways Agency need to be convinced.</i></p> <p>7. <i>The connections to the Town Centre need fleshing out.</i></p> <p>8. <i>Opencasting – details of depth, timing, traffic need expanding plus where exactly. Use of rail. Squash landfill.</i></p> <p>9. <i>Would there be a need to expand Staveley Sewage Works – green energy opportunity.</i></p> <p>10. <i>Expand on remediation – what does this involve? Avenue has taken many years. Rhodia should pay and has said it has the money.</i></p> <p>11. <i>No mention of the railway lines or a railway passenger service. No proposals to fill in cuttings so assume retention.</i></p> <p>12. <i>No real mention of land surrounding the site, much of which is Estate Owned.</i></p> <p>13. <i>Could the housing to the east of the Marina be Broads like – own landing stages/docks etc.</i></p> <p>14. <i>We have not seen the CS studies on Environment Flooding Transport etc. referred to.</i></p> <p>15. <i>Link Road would go through Whittington Valley rather than following the Canal to Sainsburys?</i></p> <p>16. <i>How does this fit in with Barrow Hill Master Plan – new housing, tidying up Barrow Hill Engine Shed Site, any chance of a line for Barrow Hill Engine Shed, is the Phoenix brickyard remaining open, could there be a nature reserve to the north of proposed new Barrow Hill Allotment.</i></p> <p>17. <i>Welcome looking at Barrow Hill Methodist Chapel and adjacent houses but would feel more tourism – Youth Hostel/Arts Centre/Camping (tents) site. Microbrewery.</i></p> <p>18. <i>Details on Works Road bridges.</i></p> <p>19. <i>Mention in passing of a supermarket in Central area. This conflicts with local shopping and High Level shopping at Staveley Town Centre. We have been asked by Morrisons to present to their Board in Bradford regarding a major expansion. Needs options examination: could they relocate</i></p>	
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<p>229/12</p>	<p><i>to a Big Shed development around current Covidien taking advantage of Link? If so what goes in current site to <u>benefit</u> the Town Centre and prevent a ghost town.</i></p> <p>20. <i>Welcome more cycle paths –due to current demand need dual carriageway along Canal.</i></p> <p>21. <i>Mention of Parker and Unwin informing designs.</i></p> <p>22. <i>Make it clearer that there is a square directly in front of Clocktower.</i></p> <p>23. <i>Bus stops with real time information.</i></p> <p>24. <i>Idea of a “Staveley Tree” for avenue use – taking into account global warming.</i></p> <p>25. <i>Will the Rother be cleaned up – gravel beds, easier access to banks more funding opportunities [more boats on the Canal reduce fishing] boats to be retained – what usage?</i></p> <p>26. <i>Selfbuild plots.</i></p> <p>27. <i>Allotments</i> <i>Graeme Challands</i> <i>June 2012</i></p> <p>It was agreed that these be forwarded to Capita Symonds, copy to Chesterfield Borough Council Planning. An update from Chesterfield Borough Council Planners would be requested.</p> <p>Councillor Dyke clarified that while Staveley Town Council opposed opencasting if this was to happen the benefits to the community would need to be maximised.</p> <p>All agreed that Staveley Town Council should maintain the pressure to make sure Staveley get the best from the development.</p> <p>ANY OTHER BUSINESS There was no other business.</p>	<p>GC</p>
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