

## **RIPLEY TOWN COUNCIL**

Minutes of the Meeting held on 15 April 2008 at the Town Hall, Ripley.

### **PRESENT**

Councillor R A P Phillips-Forsyth (in the Chair)

Councillors R P Ashton, Mrs J N Blake, D Bowley, Mrs. E A Bowley, G Carlile, S D Carter, Miss L D Cox, C Cutting, I Fisher, S D Freeborn, M J Godfrey, Mrs J H Gregory, Mrs L Joyes, M C Joyes, Mrs C J Manterfield, D R Neilson, Mrs A S Ward and D A Williams.

Four members of the public were in attendance.

### **5106 PUBLIC SPEAKING**

No member of the public wished to speak.

### **5107 APOLOGIES**

An apology for absence was submitted on behalf of Councillor M C Hooley.

### **5108 DECLARATION OF MEMBERS INTERESTS**

Cllr D R Neilson declared a personal interest in relation to Agenda Item 6 and left the Chamber during discussion of that item.

### **5109 NON-CONFIDENTIAL MINUTES – 18 MARCH 2008**

**RESOLVED:-** to confirm as a correct record the Non-Confidential Minutes of the Meeting held on 18 March 2008.

### **5110 ITEMS IN EXCLUSION**

There were no items to be taken in exclusion.

### **5111 TOWN MAYOR'S ANNOUNCEMENTS**

The Town Mayor (Councillor R A P Phillips-Forsyth) reported that he had attended the following functions to represent the Town Council since the last meeting:-

5 April	Ripley Hospital League of Friends – Town Mayors Charity Auction Launch
5 April	Heanor and Loscoe Civic Reception
6 April	Matlock Town Council Civic Service

The Deputy Mayor (Councillor Lynn Joyes) had attended the following function to represent the Town Council

6 April	Alfreton Town Council Civic Service
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## **5112 MINUTES – ALLOTMENTS SUB-COMMITTEE – 18 MARCH 2008**

**RESOLVED:-** to approve and adopt the recommendations of the Allotments Sub-Committee held on 18 March 2008 as shown at Appendix 1 to these Minutes subject to an amendment to Minute 9/2008 with the addition of the following words at the end of the Minute as produced, 'in accordance with the Society's licence'.

**5113 APPROVAL BY AMBER VALLEY BOROUGH COUNCIL OF PLANNING APPLICATION AVA/2007/1222 – THE FIRS CARAVAN CLUB SITE CRICH LANE RIDGEWAY – SITE REDEVELOPMENT INCLUDING REPOSITIONING OF MOBILE RECEPTION BUILDING, REFURBISHMENT OF EXISTING TOILET BLOCK, CONSTRUCTION OF NEW TOILET BLOCK, WARDEN'S COMPOUND AND ANCILLARY BUILDINGS (COVERED STORE AND BATHROOM) NEW HARDSTANDING AREAS, SERVICE POINTS AND ROADS TO WHICH THIS COUNCIL HAD RAISED OBJECTIONS. (MINUTE 20/2007 – PLANNING SUB-COMMITTEE)**

**RESOLVED:-** to note that this planning application to which The Town Council had raised objections had been approved by the Borough Council.

## **5114 ACCEPTANCE BY DERBYSHIRE RECORD OFFICE OF THE RIPLEY TOWN COUNCIL MINUTES FROM OCTOBER 1973 – REFERENCE NO D6917**

**RESOLVED:-** to note that the signed Minutes of the Council from October 1973 had been deposited with the Derbyshire Record Office at Matlock.

## **5115 AVBC RESPONSE TO PLANNING APPLICATION S106 ALLOTMENT LAND REQUESTS (MINUTE 7/2008 – ALLOTMENT SUB-COMMITTEE)**

In response to the Town Council request the Borough Council had indicated that there was potentially scope within the legislation and guidance governing section 106 agreements, for the Borough Council to negotiate with developers to provide land for new allotments, or alternatively, to secure financial contributions either towards new provision or enhancement of existing facilities.

The test will always be the extent to which the Council can demonstrate a clear need for the additional/enhanced facilities as a result of new housing developments. Currently there is clear evidence showing that demand for allotments exceeds available supply throughout the parish and this would appear to offer a basis on which to justify the provision of additional land for the creation of new allotments allotments or financial contributions via new housing development schemes towards their provision.

The Borough Council considered that in practice the most practical option would be to try and set aside areas of land within larger developments, in effect as part of the overall open space requirements, in addition to the usual provision of children's play areas/playing pitches. Consideration can also be given in due course to the case for broadening and

strengthening the Council's planning policies and supporting guidance on section 106 matters to include allotment provision and enhancement.

The Town Council is encouraged to reflect these points in responses to appropriate planning applications within the Town.

**RESOLVED:-**

**1) that the Town Council, when consulted on planning applications, highlight those examples where it considers there to be a sound argument to support allotment provision e.g., by virtue of the size and location of development and**

**2) that the Borough Council be requested to highlight through pre-application discussions the need to include allotment provision as a Section 106 matter in proposed substantial developments in the Town Council area.**

**5116 DERBYSHIRE ASSOCIATION OF LOCAL COUNCILS**

**RESOLVED:- to note the information contained in Circulars 13/2008, 14/2008 and 15/2008.**

**5117 ACCOUNTS FOR PAYMENT/INCOME**

**RESOLVED:-**

**1) to authorise the under mentioned payments:-**

Cheque No 573	New Town Clerk's Salary	£515.71	
Cheque No 574	Inland Revenue	£385.87	
Cheque No 575	B Wood (Salary)	£792.72	
Cheque No 576	B Wood (Postages to 31.03.08 - £540.17)	Balance £97.14	(£443.03)
Cheque No 577	Lady Jowitt (Rent 3 Grosvenor Road)	£462.50	
Cheque No 578	DALC Subscription	£821.18	
Cheque No 579	AVBC (Office Services)	£250.00	
Cheque No 580	AVBC Non Domestic Rates - 3 Grosvenor Road)	£1016.40	
Cheque No 581	E-on (Electricity - Xmas Lights)	£899.07	
Cheque No 582	Arden Winch (Xmas Lights)	£17.04	
Cheque No 583	Shelter Maintenance	£6.78	
	Total	£5264.41	

**2) to note the following income:-**

Book Sales	£13.50
Interest	£7.66
Total	£21.16

**3) to note the Budget/Risk Assessment to 31 March 2008**

## 5118 ITEMS FOR INFORMATION

The following items were reported for the information of Members:-

- (a) Amber Valley News Releases
  - (i) Plastic Fantastic
  - (ii) Council pays tribute to former Mayor – Councillor John Jeffery
  - (iii) Resident's Magazine available in audio format
  - (iv) Warning to dog owners to clean up after their pets
  - (v) Man with two jobs convicted of benefit fraud
  - (vi) Young athletes triumph for a second year
  - (vii) Funding for Belper River Gardens
  - (viii) Could you be off to Wembley this Summer?
  - (ix) Save energy, save the environment and save money
  - (x) Free business courses on offer
  - (xi) Townscape Heritage Initiative recognised with national award
  - (xii) Audit Report concludes Amber Valley Borough Council is performing well
  - (xiii) Application for a Red White and Blue Festival at Denby 15-17 August 2008
  - (xiv) Exhibition Celebrating Erewash Canal
  
- (b) Derbyshire Rural Community Council – Rural Matters – Autumn/Winter 2007/8
- (c) Derbyshire Rural Community Council Annual Review 2006/2007
- (d) Ripley Local Community Forum 18 February 2008 - Notes and Action List
- (e) Town and Parish Standard – March 2008
- (f) Fieldwork – CPRE Magazine March 2008
- (g) Derbyshire County Council - Two issues of b-line – Spring 2008
- (h) DCC Derbyshire Gold Magazine Spring/Summer 2008
- (i) Community Safety Partnership Events – Crossley Park Ripley from 11am – 2 pm on 9<sup>th</sup> and 16<sup>th</sup> April 2008
- (j) AVCVS – Community Sector News – March 2008
- (k) New procedures for complaints to the Ombudsman
- (l) DCC Publication – Safer Derbyshire

## **APPENDIX 1**

### **RIPLEY TOWN COUNCIL**

Minutes of a Meeting of the Allotment Sub Committee held on 18 March 2008 at the Town Hall Ripley.

#### **PRESENT**

Councillor Mrs L Joyes (in the Chair)

Councillors R P Ashton, Mrs J N Blake, D Bowley, Mrs E A Bowley, G Carlile, S D Carter, M J Godfrey, Mrs J H Gregory, M C Joyes, Mrs C J Manterfield, R A P Phillips-Forsyth and Mrs A S Ward

Representatives of the Allotment Societies: -

Messrs M Brown, B Fairey, Mrs K Guest, L Harris, P E Herbert, M Kingsley, C Layton, D Salt and A Suddes.

Also in attendance Councillor D A Williams

#### **PUBLIC SPEAKING**

No member of the public was present.

#### **1/2008 APOLOGIES**

Apologies were received from Mr G Cowburn (Parkside Allotment Society).

#### **2/2008 MINUTES - 27 NOVEMBER 2007.**

**RESOLVED** that the Minutes of the Meeting held on 27 November 2007 be confirmed as a correct record and to note that the recommendations contained therein were approved and adopted by Council.

#### **3/2008 DECLARATION OF MEMBERS INTERESTS**

No declarations of interest were made.

#### **4/2008 "BEST ALLOTMENT" COMPETITION 2008**

**RESOLVED** to recommend to Council that each of the five Allotment Societies be invited to nominate an allotment for the 2008 "Best Allotment" Competition sponsored by the Midlands Co-operative Society and the Town Clerk contact each Society giving as much notice as possible of the judging date.

#### **5/2008 ALLOTMENT RENTS 2008/2009**

**RESOLVED** to recommend to Council that rents for the individual Societies for 2008/9 and due on 1 April 2008 be increased by 3.9% rounded to the nearest pound as follows: -

Nuttalls Park	£261.00
Parkside Heage	£87.00
Greenhillocks	£82.00
Sandham Lane	£82.00
Heage Road	£234.00

## **6/2008 ALLOTMENT IMPROVEMENTS/MAINTENANCE 2008/2009**

### **RESOLVED**

**1)** to recommend to Council that the following improvements/maintenance for 2008/2009 in the priority order given, subject to the Council's policy of expenditure not exceeding income in the financial year: -

- (a) Bollards for Heage Road Allotment Site (Estimate £220)
- (b) Grazing Area Boundary hedge layering and whips (Estimate £120)
- (c) Skip for accumulated rubbish at Greenhillocks site (Estimate £150)

**2)** to note that the request for a skip for Parkside to remove debris from reclaimed plot had been overtaken by events and was no longer required and

**3)** to note that it had been necessary to effect urgent repairs to the Pit Lane fence of the Nuttalls Park Site following vandalism at a cost of £100

## **7/2008 ADVERTISING OF VACANT ALLOTMENT PLOTS**

**RESOLVED** to recommend to Council that

**1)** in view of the current waiting lists it would not be appropriate to issue the annual Press Release on vacant plots and

**2)** to request the Borough Council to consider the provision of allotments when securing S106 agreements with developers in Ripley, Heage and Ambergate.

## **8/2008 ALLOTMENT HOLDERS RISK ASSESSMENT (SELF ASSESSMENT) AND ANNUAL ASSESSMENT 2008**

**RESOLVED** to note that the new Town Clerk would carry out the 2008 Allotment Annual Risk Assessment and would report his findings to the next meeting of the Sub-Committee.

## **9/2008 ALLOTMENT AGREEMENT REVISION – VEHICLES ON ALLOTMENT SITES**

**RESOLVED** to recommend to Council that the standard allotment holder agreement with the Allotment Society should include for Parkside Heage, Heage Road and Greenhillocks Sites the agreement of the Council for plot holder vehicles to be taken on site.

## **10/2008 RE-INSTATEMENT OF ALLOTMENT SITE BOUNDARY WITH 26 FEARN AVENUE RIPLEY**

### **RESOLVED**

1) to note that a County Court judgement in the sum of £390.75 had been granted against the former occupier of 26 Fearn Avenue and no payment had been forthcoming

2) to recommend to Council that Bailiffs be instructed to recover the cost of the replacement fence at a cost of £55.

## **11/2008 NEW GRAZING TENANT AT THE PARKSIDE HEAGE SITE**

The Town Clerk reported that a new tenant had been secured for the Parkside grazing site following the request by the last new tenants to surrender the lease after only six months.

**RESOLVED** to note that the new tenant of the grazing land at Parkside Heage was Amanda Dickenson of Ripley.

## **12/2008 APPROVAL OF SHEDS AND A GREENHOUSE ON ALLOTMENT SITES**

**RESOLVED** to confirm the action of the Town Clerk in authorising the under mentioned sheds and a greenhouse in accordance with established procedures and following consultation with the Leader of the Majority Party:-

Nuttalls Park	E Allsop	Plot 26	Shed and Greenhouse
Nuttalls Park	J S Gardner	Plot 24	Shed
Nuttalls Park	Mrs J Smith	Plot 13	Greenhouse

## **13/2008 FINANCE**

### **RESOLVED**

1) to note that the following expenditure had been incurred since the last meeting:

Easy Move (Greenhillocks & Nuttalls Park asbestos removal)	£1880.00
Peak Waste (Nuttalls Park)	£164.50
Total	£1964.50

2) to note the income received to 7 March 2008

Rent – Parkside, Heage, Grazing	£130.00
Total	£130.00

## **14/2008 DATE OF NEXT MEETING**

**RESOLVED** that the next meeting be held on 25 November 2008.