

**Minutes of Osmaston and Yeldersley Parish Council held on
Tuesday 19th July 2022, 7:30pm, in The Shoulder of Mutton PH, Osmaston**

Present: Cllr Cranstone, Cllr Hall, Cllr Naylor, Cllr Wright (Chair), Cllr Bull – Derbyshire County Council (DCC), *Apologies:* Cllr Moseley
Minutes taken by the Clerk: Fiona Raistrick

Cllr Wright welcomed Cllrs, Cllr Bull and one member of the public to the meeting.

44/22 Declarations of Interest
None

45/22 To consider for approval - draft Minutes of the Annual Meeting of the Parish Council meeting and the draft Minutes of the Parish Council meeting held on Tuesday 17th May 2022 Cllr Wright moved that the draft Minutes of the Annual Meeting of the Parish Council meeting, and the draft Minutes of the meeting of the Parish Council held on Tuesday 17th May 2022, be accepted as a true and accurate record of the meeting. Cllrs approved the Minutes of both meetings and they were signed off by the Chair, Cllr Wright.

46/22 Public Participation There was one member of the public in attendance.

47/22 Highways / Rights of Way
Update on jobs reported to Highways
Crumbling Kerbs These have been patched. Cllrs think the standard of work is appalling.
Action: Cllr Cranstone to take photos of kerbs and forward to Clerk
Action: Clerk to report to Highways and send job reference to Cllr Bull

Surface Deterioration A52 The Clerk reported the surface deterioration close to the crossroads. DCC investigated and replied as follows: *we have to inform you that we have attended the Surface deterioration that you reported, and assessed that this does not meet the criteria for a reactive repair as defined in the current Derbyshire County Council inspection policy at this time. However, we will continue to monitor the location through our safety and condition inspections.*

Update on jobs reported to Rights of Way The Clerk contacted DCC RoW for clarification regarding the width of a public RoW: *The minimum clear width of gaps shall be 1 100 mm for footpaths if in accordance with British Standards BS5709:2018.*

48/22 Finance The current account bank balance at 19/07/2022 was £1,696.71

Income & Expenditure - April - July 2022 Cllrs received a copy of I&E to date. There were no queries or comments.

Invoices for payment

Supplier	Detail	Amount
F Raistrick	Expenses: Information Commissioner's Office	£ 40.00
	Expenses: Domain fee renewal	£105.30
	Expenses: Office Specialities Ltd – magnets for the noticeboard -	£ 9.64
	TOTAL	£164.58

Cllr Wright and Cllr Cranstone checked the invoices and proposed payment of invoices. Cllrs agreed.

Action: Clerk to set up payments for authorisation by the Clerk and Cllr Wright



49/22 Planning Applications for Comment & Decisions

Osmaston and Yeldersley Parish Council agreed to submit a letter of objection to the following two planning applications:

22/00641/REM*

Reserved matters application for the erection of 367no. dwelling houses with associated access, infrastructure and landscaping pursuant to hybrid planning permission reference number 19/01274/FUL

LOCATION: Land between Ashbourne Airfield and Derby Road, Yeldersley,

22/00642/FUL*

DEVELOPMENT: Erection of 102no. dwelling houses with associated access, Infrastructure and landscaping

LOCATION: Land between Ashbourne Airfield and Derby Road, Yeldersley

Cllrs objected for the following reasons:

1) Lack of an overall Development Plan for Ashbourne Airfield

Cllrs note that all three planning applications submitted so far have been different e.g. the current planning application(s) don't follow any plans submitted before.

To accept this current plan is to accept problems that will come up in the future. In the opinion of Osmaston and Yeldersley Parish Council it is vital that thorough consideration is given to the infrastructure for the development BEFORE the houses are built.

2) Drainage / Flooding

Cllrs are concerned about the lack of detailed information regarding drainage for the site as all the streams and water/run off from ditches end up in Osmaston Lakes.

Cllrs are concerned about what will happen to surface water run off / flooding as the greenfield runoff has been exceeded.

3) Attenuation Ponds

a) Cllrs understand that the two attenuation ponds will not be fenced off, instead they will be part of the green space(s) offer on the development and residents/visitors will be able to walk around them. Is this correct?

Cllrs are concerned about resident/visitor safety as these ponds are usually fenced off.

b) Where is the water going to from the attenuation pond at the rear of the development?

With regards to the surface water it was the Parish Council's understanding that the detention pond already constructed was for the water run off of the road, not the housing.

If the housing run off goes to the new attenuation pond, where is the outflow from that?

At a recent meeting with the David Wilson Homes planning department they were unclear on this point.

4) Sewage

There are already issues with the current sewage system at the top end of Blenheim Road, which is struggling to cope with the new housing developments. It appears from the new planning applications that the foul from the proposed site will be pumped up to that point further exacerbating the problem.

5) NHS

Cllrs are concerned about the lack of provision for additional services, given the size of the development.

6) Design of New Houses – Heating

No gas or oil boilers are to be fitted in newly built homes from 2025, meaning that all new homes built after 2025 will have to have an alternative heating system.

The development will have to comply with these new regulations so the designs will have to change, yet again, to ensure that new homes have the capacity to include renewables e.g. suitable external space for an air source heat pump unit and internal space for the associated tanks or suitable roof space for solar water heating systems and internal space for a tank. In addition, Cllrs could not see any provision for external power sources for electric cars.

7) Design & External Appearance / Layout / External of houses Impact on Ladyhole Lane properties

Cllrs raised concerns about the design of the new development and the impact of the development on the houses along Ladyhole Lane.

Several residents/properties have been refused planning applications, in recent years, for proposed extensions. The reason(s) given include the fact that the designs were out of character with the street scene.

However, no such requirements seem to have been applied to the proposed designs for the new houses, which will be visible from Ladyhole Lane. In addition these houses will be higher than the properties on Ladyhole Lane and the design and appearance of these houses will not be in keeping with the houses on Ladyhole Lane.

Cllrs would also like to see a defined buffer zone between the airfield development and the properties on the Ladyhole Lane.

Cllrs wish to see a street scene elevation plan supplied with particular relevance to No 3 Ladyhole Lane.

8) Provision of local school places / new school

Cllrs' understanding, based on previous plans, is that Osmaston CE (VC) Primary School would be eligible for Section 106 funding to supply the additional, potential 70 school places, for families moving onto the new development.

There is no provision for these children and their parent/guardians to walk/cycle to the school in Osmaston. Given that there is no pavement along Church Lane it seems reasonable to assume that parents will drive their children to school, thus increasing the difficult situation already in place at drop off/pick up time in Osmaston.

In addition, is this in line with Derbyshire County Council's Local Transport Plan, currently in place until March 2026, which refers to working with schools to promote sustainable travel such as walking, cycling and using public transport?

**As discussed with Chris Whitmore, these comments are being submitted after the nominal closing date, to ensure that Cllrs were able to discuss the applications at the July Parish Council meeting.*

50/22 Correspondence

All email correspondence was sent round via email prior to the meeting and any items for discussion were included on the Agenda.

51/22 Items for next Agenda

Co-option of Cllr

52/22 Next Meeting: Tuesday 20th September 2022, 7:30pm, The Shoulder of Mutton PH

The meeting ended at 8:30pm