

Minutes of the Extra Ordinary Council Meeting, held at the Glapwell Centre, The Green, Glapwell, on Monday 4th August 2025 at 7.00 pm

Non-confidential items

EM21/25 Councillors present:

Cllr Craig Lee (Acting Chair), Cllr D Harvey, Cllr C Fleetwood, Cllr Colton Lee, Cllr S Thornton (Vice Chair), and Cllr T Trafford. The attendance register was signed.

In attendance:

D Greatorex (Parish Clerk/RFO). Two members of the public (arrived at 7.10om)

EM22/25 To receive and accept apologies for absence:

Apologies of absence were received from Cllr R Hibbert and Cllr J Ritchie.

Resolved: That the apologies be noted.

EM23/25 Chairs Announcements:

The Chair welcomed those present to the meeting.

EM24/25 Variation of Order of Business

Resolved: That none be recommended.

EM25/25 Declaration of Members' Pecuniary and Non-Pecuniary Interests

a) The following interests were declared by Members.

All Members of the Parish Council	Non-pecuniary personal interest as trustees of Glapwell Community Sports Association – item 7(a)
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Members are required to declare the existence and nature of any interests they may have in subsequent agenda items in accordance with the Parish Council's Code of Conduct. Those interests are matters that relate to money or that which can be valued in money, affecting the Member, her/his partner, extended family and close friends. Interests that become apparent at a later stage in the proceedings may be declared at that time.

b) To consider requests for dispensations

The Clerk advised that no dispensation requests had been received.

EM26/25 Items in Exclusion

To determine which items (if any) from the agenda, should be taken with the press and public excluded.

Resolved: That no item be taken in exclusion.

EM27/25 Public Speaking (Opened at 7.05 pm)

a) Open Forum

There were no members of the public present.

EM28/25 Planning

a) To discuss and consider the following Reserved Matters Application

Application No: 23/00086/REM

Proposal: **Reserved Matters Application** for the erection of 48 dwellings (Appearance, Landscaping, Layout and Scale) in association with outline permission 19/00583/OUT

Location: Land off Blacksmiths Close and Park Avenue to the Rear of 7-53 Mansfield Road, Glapwell

Applicant: Mr Andy Beattie

OS Map Ref: 448210 366076

Resolved: That Glapwell Parish Council would:

- Agree with comments that social housing should not be concentrated in one place but distributed throughout the development. This leads to greater social integration and less “ghettoisation” of social housing.
- Propose abolition of bin storage areas with proper access provided for waste disposal lorries. Communal bin areas are often poorly maintained by residents since no single person has ownership and use “on day of collection only”, is unlikely to be maintained or enforced over time. Numbers 4 to 6 suffer from this proposal as well as numbers 29 to 32.
- Advocate that the 29 to 32 proposals for block paving should be removed and replaced by proper highway not only for waste disposal access, as above, but also to remove the need for a superfluous hammerhead between 27 and 28. In our view, this is only to facilitate additional applications into open countryside contrary to the BDC Local Plan.

- Raise serious concerns about the viability of access via Park Avenue for the numbers of cars from 48 dwellings, each of which has a minimum 2 parking spaces. Use of Park Avenue,
- already congested with parking by existing residents is unsuitable for use by a further 96 vehicles.
- Support the views of Highways over the adequacy of the service roads for the use of bin lorries.
- Strongly reflect the concerns of residents that the addition of 96 cars to the junction with Bolsover Road and then onto Mansfield Road would constitute overload at this junction. This already subject to considerable complaint from residents about the difficulty and anger on this junction during most of the day. The parish council has itself campaigned over many years for improvements to this junction and that in its current form it is a serious accident waiting to happen.
- Reflect the concerns of residents that the sewerage system proposed has some serious shortcomings and that present plans impinge on the property of exiting residents in Blacksmith's Close. It would appear that the sewerage proposals are contentious in terms of efficiency and resilience which require further examination. The council is aware that sewerage provision from Glapwell down The Hill has proved inadequate in the past and the council has serious reservations about the extra load being placed on these already fragile services.
- Agree that the, as yet unaired, use of Blacksmith's Close as a cycle and footpath route into the development is likely to be problematical for encouraging ASB and that the provision of an unmonitored open space at this point is likely to exacerbate the concerns of the Safer Neighbourhoods team.
- Agree with the footpath officer that replacement of footpath 4 with metalled road is not acceptable. Suggestion for a grass footpath across the ends of gardens 19-23 is acceptable but not ideal.

We are pleased to see that the proposal for gates at the entrance to the development on Park Avenue appears to have been removed. We would oppose any gated development in the community of Glapwell. A proposal we would hold abhorrent to the idea of our community.

Two members of the public arrived.

Standing Orders were suspended and it was,

proposed by Cllr Craig Lee and seconded by Cllr Colton Lee and;

Resolved: that the Members of the public take the floor to speak of any concerns.

- A matter regarding allotments being sold off. Members advised that these allotments that were being sold were in a different Parish.
- The Co-op at Bolsover was discussed. Members advised that BDC had upcoming plans for this area, having received UKSP funding, to facilitate an indoor market etc and that a public consultation would take place. Cllr Trafford suggested asking Cllr Ritchie for an update.
- The possibility of holding Police patrols from Glapwell to Doe Lea was raised. The Chair advised that the Parish Council would liaise with PCSO Hancock to request if this could be undertaken and to also request an updated Crime Statistics Report.

The two members of the public left.

Procedural Standing Orders were duly reinstated. (Time now stood at 7.30 pm).

EM29/25 Matters for decision

a) Football and MUGA

- (i) To discuss and receive updates regarding the Football Ground, since the temporary closure due to Health and safety issues

Cllr Fleetwood advised that a lot of work had been undertaken including the taking down of the barriers. Also, that Wednesday Warriors had offered to do some volunteer work and paint the changing rooms once the new ceilings were up etc.

Cllr Fleetwood stated that the floodlights were still up and that we may have to pay someone to take these down.

Cllr Fleetwood advised that Rainworth Fencing had quoted and it was **Resolved:** to accept their quote of £1,608.00 including Vat, and that this be off-set against the S106 monies.

Re-opening of Hall Corner was discussed and it was **Resolved:** for the Clerk to arrange a walk around, with Members, at the end of August /beginning of September, in order to assess the works currently undertaken, with a view to considering when Hall Corner could be re-opened.

- (ii) To keys for access to Hall Corner
Resolved: For the Clerk to liaise with the Groundsman regarding this.

- (iii) To discuss future proposals

Resolved: For the Clerk to write to write to Glapwell Football Club advising them that we cannot accommodate the Club collectively any more. Resolved: To ask Glapwell Football Club to make arrangements to collect their signs and the container currently sited at Hall Corner and to give an appropriate deadline to do so.

Confidential items

EM30/25 To discuss DBS application(s)

These minutes are not for public domain.

Non-Confidential items

EM31/25 Time, date and place of next meeting

The next scheduled meeting of the Parish Council is Thursday 11th September 2025 at 7.00 pm.

The agenda closes at 9am on Thursday 4th September 2025.

The meeting closed at 8.00pm

