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To: Chair & Members of the Growth Scrutiny
Committee

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Monday 8th June 2020

Dear Councillor

**EXTRAORDINARY GROWTH SCRUTINY COMMITTEE – WEDNESDAY, 10TH
JUNE, 2020 AT 10:00
SUPPLEMENTARY PACK**

Please find enclosed a copy of additional papers for consideration at the above meeting.

Yours faithfully



Joint Head of Corporate Governance & Monitoring Officer



We speak your language
Polish **Mówimy Twoim językiem**
Slovak **Rozprávame Vaším jazykom**
Chinese **我们会说你的语言**

**If you require this agenda in large print
or another format please call us on 01246 217753**

If you require an adjustment to enable you to participate in or access the meeting please contact the Governance Team at least 72 hours before the meeting starts.

Supplementary Pack

You will find enclosed comments received from members of the public submitted to Growth Scrutiny Committee to be considered as part of the Call in.

The names and contact details of the public have been redacted. They are all from local residents.

The last document in the pack relates to an online petition on Change.Org. The Council has not verified the signatories to this petition and it is not treated as a formal petition within the Council's petition scheme. An update on the number of signatories on the website can be provided at the time of the meeting.

Supplementary Papers - Public Comment 1

Open email to the Growth Scrutiny Committee - Selling the land at Glapwell

The Sale of the piece of land at end of Park Avenue to enable access to an approved development of 62 houses has caused my life to be turned on its head.

I've lost countless hours of sleep since the middle of February worrying how my home life will be affected by this. The house I own was recently purchased after several years renting. The deposit took a long time to save and then to find a place close to my work in a nice area on a quiet street wasn't an easy task but I was so happy to find this place.

I now feel that all that has been taken from me for the only reason of greed. The application went against the BDC Local Plan and was NOT recommended by their own Planning office. And to discover I have no right of appeal once the decision had been made seems to deprive me of my basic human rights.

Planning aside the sale of this land by a single person; Grant Galloway; hardly seems to be a fair situation.

The document re the sale decision lists no alternative. In the draft planning minutes it states that giving this planning would help the existing planning at Glapwell nursery ***“ The proposal would accelerate development on the other part of the site and the delivery of the restoration of The Bothy and the relocation of the existing nursery and provision of the farm shop. ”*** Why not access from here and leave Park Avenue alone. With no need to sell the land then.

I attached a drawing to show my suggestion.

Keeping the area also ensures that the Glapwell carnival can still take place. The strip is used for disabled visitors to attend. Including my brother who traveled from Birmingham and was able to park on site. He's chair isn't electric so to push him across the regular car park of gravel chippings at the football pitch is quite difficult. Over 3000 people from the district attend this event alone.

This area offers a safe haven due to lack of traffic and should be made more of by Bolsover District Council instead of a form of revenue.

I am also in touch with the local MP. My meeting was cancelled mid March because of Covid19

I will also be contacting the Secretary of State to complain about an injustice that exists against a basic human right as I have no route to appeal a planning application. Only the applicant has that privilege.

I look forward to your replies

Thank you for reading this

Kind regards

A black rectangular redaction box covering the signature of the sender.

Supplementary Papers - Public Comment 2

Re: Extraordinary Growth Scrutiny Committee Meeting – [Wednesday 10th June 2020](#)

I am writing in regards to the above as a resident of Park Avenue, Glapwell which is the Avenue leading up to the land being proposed for sale. I might also add that to my knowledge there has been no consultation locally in relation to listing of this land for sale.

At the time of writing I am unsure if you are aware of the local interest and support to retain this land as part of the Glapwell community, so I would therefore like to enlighten you as to its use and value to us all.

For over half a century the land has been used by children as a play area, and by local elderly residents to take exercise in a green space enjoying the wildlife on offer. Some residents are unable to make use of the wider green spaces surrounding the village of Glapwell due to mobility or health issues, and this small area of land can offer a valuable contribution to their general health and well-being. One local resident has been using the land from childhood as a play space and now into old age for simple enjoyment and relaxation.

The land is also decorated at various times throughout the year and is of local recognition with neighbouring villages, and is often reported on by the local media during those events. It becomes a spooky wood during the Halloween season and will also be used to facilitate a Santa's grotto throughout December and is a fabulous area to involve all of the community in an annual Easter egg hunt, being a particularly safe space for children to attend.

As you are aware there are several beech trees on the land with an abundance of wildlife taking residence in those trees. Some of the trees are of considerable age and according to the previously commissioned tree survey, some do display elements of disease, however insufficient to warrant the removal of those trees and thereby destroying the homes of various wildlife. The trees are home to bats which of course you are aware are protected species. At the time of the previous tree survey there may have been no bats present, however if no bats were found there could still be possible roost places.

Park Avenue itself is home to many elderly and vulnerable residents with several bungalows sited at the entrance to the avenue. The noise and disruption from heavy goods vehicles carrying out works to create any form of access road will cause considerable upset and distress. The road itself is particularly narrow with reasonable pavement widths in place which allow the use of disabled scooters and prams/pushchairs freely. All of the grass border areas lining the pavements have been tended to and cared for over several years by the Park Avenue residents as the council have abandoned this responsibility over 5 years ago. If any widening of the road was to take place to allow increased vehicular access, this would be at the cost of those resident maintained borders, and wider pavements for disabled users.

Both approved housing developments have sufficient access in place to service all of the households included in the developments. The main entrance to Glapwell nurseries is a huge expanse of space and can easily accommodate heavy goods vehicles during development with limited negative impact to the existing housing community within its immediate vicinity.

It would make far better sense (if decisions were being made pragmatically and not financially) to use the land already owned by Glapwell nurseries which stretches around the back of the cricket field and pavilion area in the form of a dirt track, leading directly to both new housing developments. I have yet to see any formal documentation detailing the unsuitability of using this dirt track in favour of destroying green space on Park Avenue, and wonder if a suitability survey has even taken place as this would seem to be the natural and simplest course of action to take.

It is unfathomable to understand why BDC would want to ruin a quiet and peaceful road, housing elderly residents and children, remove an abundance of trees housing wildlife, destroying the future of many community events, destroying the benefit to children and elderly to simply create access to a development that already has suitable access in place.

If the decision made was to allow the sale of this land for access, then there would undoubtedly be further questions asked as to the integrity of those decision makers and further probing as to any beneficial interest gained by any individual party involved in the decision making process. The media coverage of the fight Glapwell residents are taking to prevent this sale is gathering pace and public and media interest will continue to grow, as Glapwell residents will make sure that this is a continuing campaign not only locally but are making headway nationally including a petition to prevent the sale.

Finally I would also like to take this opportunity to remind all publicly elected councilors to take into serious consideration the quoted phrase "that people should always come before money, and to retain the faith of the public". We would argue that you have to gain the faith of the public in the first instance, and this whole process from housing application to approval and a subsequent access application made by Glapwell nurseries has severely impacted any good faith that the community of Glapwell has in certain BDC councillors.

Regards
Three residents at Park Avenue.

A black rectangular redaction box covering the signature of the residents.

Supplementary Papers - Public Comment 3



To whom it may concern.

We write with regard to the sale of the piece of land at the top of Park Avenue, Glapwell, known as the Ransom strip.

The Planning application 19-00583 was passed without consideration towards access for the building site, which would require crossing this land. So w ask has the decision already been made on the future of this land, we do hope not!

The planning application was also passed without consideration, to the 60 plus letters of objection towards the building site. It was passed without giving due time to the speakers against the planning application, at the planning meeting.

It was also passed with no letters of support for the application.

It seems it was a cut and dried case before it even went to the planning committee. Therefore to make amends to the village for this, we believe the land should NOT be considered for sale and kept for the use of the village as a nature reserve to protect the wildlife currently living there.

The land in question is a valuable asset to the village, the area we live in and the district around us.

The land should be protected as it is a public right of way and footpath which is regularly used, the land has mature trees providing homes for various birds, bats, insects and other wildlife, wild flowers etc.

We should be saving the trees not chopping them down.

The land is used often by local people as a refuge and calm place to go, especially at this unprecedented time when it is sensible that we are advised not to travel far.

The land is used for disabled parking when events are held on the cricket ground, several of my close relations have used the parking, over many years.

In view of all the above, we feel that our village community should be given a fair and just hearing over the sale of this land.



04/06/20.

To Growth Scrutiny Committee of Belsrove D/c.

I am aware that planning Re. 19-00583 has been approved, but as yet the piece of land at the end of Park Avenue is still owned by the council.

I am concerned that, if the land is sold, this will allow a right of way from Park Ave, to the proposed houses to be built re. 19-00583.

This will mean a huge increase in volume of traffic not only to Park Ave, but also on Back Lane. - Back Lane is already used as a 'rat-run' although it is "access only". It is a narrow lane with no pavements from the top down past my house. We also have the jam at the top of the Lane, dealing with jam vehicles. Please think of us "the good people of Park Ave & Back Lane".

Supplementary Papers - Public Comment 5

I am writing to express our objection to the proposed sale of the piece of land at the end of Park Avenue, Glapwell, 'the strip'. I've never cried over issues like this before but the impact this development could have on Park Avenue and the surrounding area has reduced me to tears!

I am still stunned that the planning for the residential development was granted, especially when the Council officer didn't agree, and feel that this strip, and the residents of Glapwell are just being sacrificed to put money in the council's pocket. I know there is a lack of funds at the council but the residents of Glapwell shouldn't have to lose a beautiful stretch of land, which has been part of this community for years and is used every day.

We have lived on Mansfield road, for over 20 years, and 'the strip' is an area we frequently visit for walks and exercise. It's a beautiful spot, natural and unspoilt. It gives you that feel-good factor and I always think how lucky we are to have this so close to us and it's a lovely escape away from the busy main road.

My main objection to the proposed 'residential development' is the increase in traffic, I can't begin to imagine how much busier Mansfield road could be or how much congestion there will be on the areas of Park Avenue, Bolsover lane and the junction with Mansfield road! It really worries me with regard to increased pollution and noise from more vehicles in the village, and I really cannot understand how the highways department didn't see this as a major problem now, let alone with more vehicles during and after the proposed developments.

I feel that the sale of 'the strip' will see the village lose

- A play area for children, especially the younger ones and a relaxation and meeting area for older residents, several of who have disabilities. Their only option for a play and relaxation area will then be in the village which will be a journey into the village, crossing Bolsover lane (which will be more congested than ever) and then the very busy, Mansfield road, not a great option is it?
- Opportunities for the village to invite visitors and raise the profile of the village whilst raising money through the very popular carnival (which attracts a few thousand visitors) and the bonfire. This strip of land also supplies parking for disabled visitors to these events so that will be lost as well. Park Avenue plays a huge part in these events and visitors are always commenting on what a lovely area it is.
- Access for walking and exercise on the land behind the strip and access to the cricket ground.
- A beautiful landmark in the village. When you read the notes from the meeting of 12 February 2020, it mentions, key issues considered in determining the application. Now I understand these matters refer to the land on which the houses are intended to be built, but surely, they should also be considered in this situation, as it's now part of the development; **Landscape and character and visual impact of the proposed development** the 'landscape' of the strip is going to disappear and so will the existence of trees that have been around for years, so there will be no character on this end of the street other than a few new trees that they may plant around the new road

and houses, the **visual impact** will be dust and rubble for months maybe years then a new road in place of years of history and beauty. **Ecological impacts, including biodiversity, trees and hedges** (I had to look up biodiversity!!... The diversity (number and variety of species) of plant and animal life within a region.) What they are taking away with this proposal on Park Avenue should surely be considered here!!!]

- The rights of householders in the village and on this occasion, on Park Avenue to be able to enjoy their homes and surrounding area. It needs to be given more consideration as Park Avenue is a residential area with young children, elderly, disabled and vulnerable people and they have rights.

Overall, I feel this development and the garden centre development is way too big for this village and even though I don't want anything built, I feel that the development where the garden centre is would work better because of the better access to and from Bolsover lane; that area is not as congested as the Park Avenue/Bolsover lane/Mansfield road area, so the works vehicles for building, and vehicles from the new houses would have less-troublesome access. Also, if the 2 developments did go ahead, if they started the garden centre one first, couldn't they continue the road down the back of the cricket ground and not have to disturb the road on Park Avenue and leave the strip untouched?

Where we live on Mansfield road, the main road is a nightmare, noise and pollution day and night so it's a relief to have a back garden that's not overlooked, it gives you that bit of peace. In the minutes from the 12 Feb meeting, Duncan McGregor spoke in favour of the development and said

'The wider visual impact of the proposal on the landscape was perceived to be limited because the site was not especially prominent and the housing would be seen against the backdrop of existing residential development.'

It's not 'limited' for us, it's taking away a stretch of land that's been our area of escapism. There will be nowhere to go to get peace from the busy road (that will be much worse!) and the lives for those on Park Avenue will never be the same again.

I can't begin to imagine how draining all of this has been for the residents of Park Avenue. I thought it was quite ironic the other day when a part of This Morning was filmed at Hardwick Hall, and it showed Alison Hammond enjoying the outside area and she commented that a mental health survey from 2018 had found that the positive benefit from single exposure to nature can last up to 7 hours...I thought if only she knew what was happening just down the road!!!

I will try put a briefer email together for the other councillors who are attending the meeting, just trying to explain what an impact it will have on our village, and to try and appeal to their better nature.

Thank you for your time with this and all that you do for the community, and good luck at the meeting

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Please note: The Council has not verified the signatories to the petition and this is not treated as a formal petition under the Council's Petition Scheme.

Change.Org Online Petition

<https://www.change.org/u/2837971>

Stop the sale of the land at the end of Park Avenue, Glapwell

656 have signed. [As of 10am Monday 8th June 2020]



<https://www.change.org/u/2837971>

started this petition to Appeal to the Growth Committee of Bolsover District Council

The residents of Park Avenue, Glapwell need your support. Our quiet, peaceful street may soon become a thoroughfare for noisy construction traffic as a local developer has been offered the sale of a strip of land. This decision will be scrutinised on the 10th of June 2020 by the Growth Scrutiny Committee of Bolsover District Council.

This piece of land owned by Bolsover District Council is the final piece in the jigsaw that enables access to a site for the building of 62 houses. Without this piece of land there is no access. But planning was approved with no consideration to the 60 letters

of objections in the public planning portal with no letters of support, along with the planning dept recommendations to NOT approve the planning application.

During COVID this strip of land has been a place of relaxation and exercise for residents in the village, especially the elderly on our street who can't walk far. The oldest resident Ezra is 95 and lived here since the houses were built in 1939.

Where will they go if there's a second peak? Dog walkers and cyclists have used this strip too as it is part of a public route. The land is used for events during the year that the residents of the district attend including the annual carnival with a footfall of over 3000. The piece of land is used for disabled parking. I worry that if this land is sold then the parking won't be available and deprive the attendance by all and everyone.

Once the housing is built, it will increase the traffic on the road with levels of both noise & air pollution increased 3 or 4 fold at least. It will also include the removal of the trees which provide homes for various birds. Owls can be heard along with Sparrow hawks. We should be saving trees not chopping them down! We only have one shop in the village so people would have to travel for most shopping needs. Yet more pollution!

All of these things have caused me and many others such worry and sleepless nights. Please help to back Ezra and the other residents by showing your support and add your name, then please share this petition far and wide.

Thank you for your time to read this.

Supplementary Papers - Public Comment 6

Please note that this land is not in the Green Belt, which only applies to specifically designated areas. Details of the trees affected by the access to the development are set out in the background papers.

We are emailing to object against the decision to sell the land at the top of Park Avenue, Glapwell .

We are appealing to you not to allow this land to be sold and the tree's to be destroyed . This is for a vast majority of reasons as yet ignored.

This piece of land has mature healthy tree's with a variety of wildlife nesting in them. We are meant to be preserving our green space , not building on it .

The land itself is used by a lot of village members , it is used by families and the community as a whole. By destroying this area, it is paramount to destroying part of the community.

As yet over 60 objections to this and the build of 62 houses has been ignored.

Decision made and passed in double quick time, not giving time for objectors to clarify different matters. There is a variety of wildlife on the field itself , this will be destroyed and their habitat.

Park Avenue will not take another 150 plus cars up its narrow route. The cobbles are showing underneath at present. The traffic on the crossroads to the A617 and Rowthorne Lane is extremely busy, by allowing the sale of land , this will allow a further increase in traffic. A survey was carried out but ignored.

Only 6 out of 62 houses will be affordable living , so this build of houses will only benefit six needy families. The rest will just be profit for big business people. It will not bring income into the community, only those selling the land will benefit from this.

A highways survey has not taken place as we requested. Traffic already backs up from the bend before Park Avenue . Cycling and walking and trying to cross the road here is paramount to dangerous. There are daily nearby misses of accidents. If you are taking into account the future housing of our village, you also need to take into account the safety of our children. The junction road and slip road is not easy to cross now, will you be responsible if a child gets knocked down ? By allowing Park Avenue to be an access road , you will put children, cyclist and the elderly at risk.

Please please visit this area in person, before making a decision to sell the land, allowing these builds to go ahead. We are on lockdown and it is busy, imagine under normal circumstances the traffic problem.

This is green belt land. Please do not vote for greed ,over maintaining the green belt area's and the safety factors ,for our children's futures. Save Our Tree's . Save Our Green Belt Land and Save our Wildlife Natural Habitat

yours sincerely

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