

Tibshelf Parish Council
Notes of the meeting of the Neighbourhood Planning Steering Group
held on Tuesday 13th April 2021 remotely via Zoom,
at 7.00 p.m.

Present: Councillors. A E Beckett, P Billington, I Brentnall, M Coupe (Chair)
Community. B Green (Vice-Chair), E Ball, S Haddock, M Shreeve,

In attendance: M Scarborough (Communications and Project Officer).
C McKinney (Bolsover District Council)
A Towlerton (Planning Consultant)
L Kingscott (Member of the Public)
R Brown (Member of the Public)

1 Apologies for Absence

Apologies for absence were received from Councillors K M Salt MBE and D Watson.

2 Assessment/Update to the List of Heritage Assets Previously Discussed

The asset list of 67 properties has been reduced to 30. Those remaining were judged to have a sufficient description about the building to justify being placed on the list.

S Haddock showed the Heritage Asset supporting evidence document's development so far. A E Beckett raised concerns about putting people's properties on the list if they have objected or not yet given their consent.

A Towlerton explained that being on the list does not affect their permitted development rights. It would though mean more attention would be paid to the design of the building if a planning application was put in. Owners approval was not required for inclusion on the list, but examiners will look at how you handle such issues and listen to what people have to say. It is though good practice to notify all owners that they will be included.

P Billington raised that some owners were not happy because they had not been notified of their inclusion, and he was unsure why such a list was needed at all.

M Coupe said the list had not been finalized yet and notifications would go out once it had been.

A Towlerton explained such lists were a choice to include, but English Heritage does encourage their compilation and inclusion.

A non-resident, who was permitted only to observe meetings, said they could provide a description for additional properties to be included on the list. An objection, as a point of order, was raised against the speaker offering their views as this was not proper procedure, but the Chairman allowed them to speak and invited them to submit property descriptions.

A discussion took place about the timing of the letters to homeowners.

M Coupe said he hoped they would be sent out within a week of finalizing the list, subject to speaking with the Parish Clerk

A proposal was made to: firstly accept the list of 30 (with possible additions from a member of the public if their justifications are accepted), then to identify who the owners are, who to consult and finally decide on the form of a letter to send. ALL IN FAVOUR

3 Clarification from Andrew Towlerton of Legal Implications to Residents

Being placed on the list does not affect ownership rights nor affect their permitted development rights. All it would mean is if a planning application is submitted that related to

a building on the list, the importance attached to preserving the historic character of the building would be greater than a normal application.

C McKinney explained that principles of natural justice are built into the planning system and would allow for a resident to have a hearing with the examiner to question inclusion.

4 Update on the Present Situation regarding the Plan/Action moving forward

Apart from two or three minor tweaks, in part relating to local green spaces, the only outstanding task was the Heritage List.

5 Date of next meeting

The Group agreed the next meeting would be held on Monday 10th May 2021.

The meeting closed at 7:50 pm.