

# Shirebrook

## Town Council

Minutes of the **Full Council** meeting of **Shirebrook Town Council**  
held at **7:00pm** on **Wednesday** the **16<sup>th</sup>** of **October 2024**  
at **Shirebrook Village Hall, Park Road, Shirebrook, NG20 8JP.**

**PRESENT**

Cllr. S Brooks  
Cllr. P Chapman  
Cllr. S Cheeseman  
Cllr. F Gobey  
Cllr. P Harford

Cllr. C Kane - CHAIRMAN  
Cllr. J Lewis  
Cllr. B Murray-Carr  
Cllr. D Smith  
Cllr. J Wilson

Mrs J Jeffery - TOWN CLERK & RFO

**IN ATTENDANCE:**

Members of the public (41)  
Miss S Stevenson – MINUTE CLERK

**2024/122 TO RECEIVE APOLOGIES AND REASONS FOR ABSENCE.**

Apologies had been received or were tendered on behalf of;

Cllr. T Chapman  
Cllr. C Dale  
Cllr. S Fritchley  
Cllr. V Kirby  
Cllr. N Smith  
Cllr. M Stockdale

**RESOLVED: That the apologies and reasons for absence be approved.**

**2024/123 TO RECEIVE DECLARATIONS OF INTERESTS.**

**2024/129** – TO REVIEW CASH BOOK ENTRIES SINCE PREVIOUS MEETING AND ADDRESS ANY QUERIES PRIOR TO AUTHORISING – 1<sup>ST</sup> OF JUNE 2024 TO 31<sup>ST</sup> OF AUGUST 2024.

Cllr. P Harford

**2024/130** – TO CONSIDER PLANNING APPLICATIONS AND REVIEW PLANNING DECISIONS.

Cllr. C Kane  
Cllr. J Wilson

Councillors withdrew from the meeting at the appropriate points and returned after the relative conversations had concluded.

Where appropriate Councillors remained in the meeting but took no part in the relevant discussions.

**2024/124 TO DISCUSS ANY POLICE MATTERS AND DECIDE ANY ISSUES FOR REPORT.**

The crime statistics had been supplied with the agenda and are available at <https://www.police.uk/pu/your-area/derbyshire-constabulary/shirebrook/>

There were no police in attendance to provide a report.

Cllr Murray-Carr updated members of the public regarding the ‘A’ frame debate adding that the police have instructed how it would be a mistake to remove the ‘A’ frames as they provide a necessary aid in tackling the use of e-bikes and e-scooters. He went on to remind members of the public to please continue to be proactive in reporting incidents through the 101 service, and to give as much details as possible to assist the police. Cllr. Wilson shared an experience having herself made a report using the 101 service, which she believes the outcome of which to be very positive.

**2024/125 TO PERMIT PUBLIC PARTICIPATION PERIOD.**

A PERIOD OF UP TO TEN MINUTES TO RECEIVE QUESTIONS FROM MEMBERS OF THE PUBLIC ON MATTERS PERTAINING TO THE AGENDA IN LINE WITH THE TOWN COUNCIL’S STANDING ORDERS. OTHER MATTERS NOT ON THE AGENDA SHOULD BE SUBMITTED IN WRITING AND WILL BE RESPONDED TO DIRECTLY OR REVIEWED AT A FUTURE MEETING AS APPROPRIATE.

Member of public 1: What in fact are the police doing to fight anti-social behaviour?

*Cllr. Murray-Carr responded – The police are doing all they can within their powers. The police have been confiscating the vehicles and taking them off the road but unfortunately the problem persists, which is why community support is needed please.*

Member of public 2: In respect of the Crematorium who was the farmer and was he a tenant or an owner?

*Cllr. Kane responded – Mr Dawes and he owns the land.*

Member of public 3: Why was the ownership of the land overlooked and who has paid the £90k?

*Cllr. Kane responded – I am sorry I cannot answer why it was overlooked but it will be BDC who will pay for the land. He went on to explain that it was something overlooked by the original Architect who have failed in many ways, and the result is, BDC are now pursuing a claim against them. That Architect has now gone. There is now a new firm, and it should all be on the go again soon. It has not cost STC anymore money. The whole process will actually cost much more than £90k when you consider all expenses such as labour down time, standing machinery etc.*

Member of the public 4: Will this £90K extra come out of council tax or otherwise?

*Cllr. Kane responded – That it would come from the district council.*

Member of public 5: Are we getting our monies worth and who is to blame and who is accountable?

*Cllr. Kane explained that it had gone through Planning, Solicitors and Architects and that BDC would be accountable but that they are trying to claim every penny back. The claim will involve many costs including wages and a new roof and the amount claimed back will be much greater than £90k, it will be more like £1.2 to £2 million but it will ultimately be the Architect who pays.*

Member of public 5: I understand the original Architect passed away and the firm tried to pass it on within the firm but hopefully you should get the money back as there is a claim against professional indemnity.

Member of public 6: Introduced himself and said he was new to the area. He asked: How has it had got through the Planning and Architects without knowing who owned the bit of land. There are people within the Authority here who should have been aware. Does, that you are not going to be liable for the £90k, also include the £1.5-£2m?

*Cllr. Kane responded – As far as I am aware that is the case.*

Member of public 6: That Architect could go boom, where are we then? I would blame someone in the Council who should have known about a bit of land. I feel it is a cover up.

*Cllr. Kane asked: Why was it a cover up?*

Member of public 6: Because no-one knew it was going to cost so much money, half of that amount is down to the Architect, I don't feel the information is clear.

*Cllr. Kane responded – as I have said, the overspend is £1.5 m and it is down to the overspend on the building and the land. You are holding me to figures that I don't have before me, I am using ballpark figures.*

Member of public 7: Is it right the original amount did not include the actual burner itself?

*CK: I don't know that.*

Member of public 6: You are calling it a claim, but it is a complaint or an overspend?

*Cllr. Kane responded – The original cost was £9.6m and now we are looking at £1.5-£2m because of the roof etc. That is an overspend at the moment, but they are trying to claim it all back.*

Member of public 7: It is not an overspend it is a contingency. For any project you put in a 20% contingency which is now £1.2m but by the time this is resolved it could reach £1.5-£2m because of machinery, wages etc. Can I ask, addressing member of public 6, where was the information you are repeating, published?

Member of public 6: It was on Facebook.

Member of public 7: I would advise (addressing the member of public 6) that perhaps Facebook is not the ideal place to look for accurate information and suggested the person instead should care to visit the actual Council Offices where the true figures are published for public information. You will see they refer to a contingency.

Member of public 6: So how does £7.4m become £9.6m?

Member of public 7: You should go to the District Council to find out the real facts.

*Cllr. Kane: added that it is now in the hand of BDC, and I feel we should move on.*

Member of public 8: Where are we with the market?

*Cllr. Kane informed members of the public that BDC have now spent the first round of money and there was uncertainty around the expected £15m. He explained it was due to the election but as soon as more funding is available work will commence again.*

Member of public 8: So basically, all the money has run out.

*Cllr. Kane assured members of the public that alternative sources of funding are being explored.*

Member of public 9: Chris McKinney told me the contract was paid up to November. I have asked him if the fencing could be rearranged as it is a trip hazard, and people cannot pay their respects to the monument. It is my third time of asking and I have heard nothing from him.

Member of public 8: I would expect that if Phase 1 is done, the fencing should be taken down after being made safe.

*Cllr. Kane responded – I will ask the question tomorrow and I will report back.*

*Cllr. Chapman – Commented that she had also made enquiries of Mr McKinney to be told it would be the 4<sup>th</sup> of November before we could find anything else out.*

Member of public 8: It is not right that the monument is not open but while the fencing is up it is unsafe.

Member of public 9: Was there a consultation that was put out to public vote?

Member of public 8: responded by explaining how the money was found by the memorial fund.

Member of public 10: Explained how the market renovation project had come about and that the organisation BLAST had helped, she said the money was there for the main markets in the district and that a survey was undertaken, and every household had received a flyer. She added that the money was there but since the election, the government hadn't yet released the funding.

Member of public 11: So you are funding STC for something that was a BDC initiative?

Member of public 8: The market belongs to STC, so it is no good funding BDC.

Member of public 12: I think someone ought to explain why we have not got the £15m.

*Cllr. Kane responded – I feel I have explained that it was because of the Government change.*

Member of public 12: But why was it not in the bank before the election? Because Cllr. Mark Fletcher blocked it.

Member of public 8: The trouble with grant funding is, it has to be spent before it runs out.

*Cllr. Kane brought the discussion to a close having far exceeded the normal ten minute allowance and reminded the public that any further questions could be submitted in writing.*

**2024/126 TO APPROVE THE MINUTES OF THE MEETING OF THE TOWN COUNCIL HAVING BEEN HELD ON THE 14<sup>TH</sup> OF AUGUST 2024.**

**RESOLVED: That the minutes be approved as true record of the meeting.**

**2024/127 TO APPROVE THE MINUTES OF THE MEETING OF THE TOWN COUNCIL HAVING BEEN HELD ON THE 9<sup>TH</sup> OF OCTOBER 2024.**

**RESOLVED: That the minutes be approved as true record of the meeting.**

**2024/128 TO REVIEW THE MINUTES OF COMMITTEE MEETINGS AND NOTE THE DECISIONS THERETO;**

**a. LEISURE COMMITTEE MEETING HELD ON THE 4<sup>TH</sup> OF SEPTEMBER 2024.**

**RESOLVED: That the minutes be approved and the decisions be noted.**

**b. OPERATIONS COMMITTEE MEETING HELD ON THE 18<sup>TH</sup> OF SEPTEMBER 2024.**

**RESOLVED: That the minutes be approved and the decisions be noted.**

Cllr. Murray-Carr provided an update on the two matters previously raised;

- Japanese Knotweed on private land in the Model Village area.
- Fly tipping off Sookholme Lane.

**2024/129 TO REVIEW AND APPROVE FINANCIAL INFORMATION.**

- a. TO REVIEW CASH BOOK ENTRIES SINCE PREVIOUS MEETING AND ADDRESS ANY QUERIES PRIOR TO AUTHORISING – 1<sup>ST</sup> OF JUNE 2024 TO 31<sup>ST</sup> OF AUGUST 2024.**

**CLLR HARFORD DECLARED AN INTEREST FOR THIS AGENDA ITEM.**

Cllr. Brooks enquired how often the AMP Heat bills are paid and the Town Clerk responded that it was on an as and when basis due to the automatic ordering system generated from within the system when the pellets reach below a certain level.

Cllr. Cheeseman queried who put together the financial documentation and it was clarified that it was the Town Clerk. Cllr. Cheeseman went on to question if it was appropriate to vote to pass the financial information if he didn't understand it and it was pointed out that there had been no discrepancies in the financial documents during the past twelve years and that Cllr. Cheeseman was able to meet with the Town Clerk for instruction on the accounts process if he felt that he needed training on the subject.

**RESOLVED: That the reviewed information be authorised.**

- b. TO REVIEW AND AUTHORISE BANK RECONCILIATION/S FOR CASH BOOK PERIOD.**

**RESOLVED: That the reviewed bank reconciliation, showing a balance of £300,765.54 on the 31<sup>st</sup> of August 2024, be authorised.**

**2024/130 TO CONSIDER PLANNING APPLICATIONS AND REVIEW PLANNING DECISIONS.**

**CLLRS KANE AND WILSON DECLARED AN INTEREST FOR THIS AGENDA ITEM AND LEFT THE MEETING.**

Cllr. P Harford temporarily took the chair.

It should be noted that whilst the Town Council are invited to comment on applications, they have no power over which applications are approved or refused.

It should also be noted that due to timescales between meetings, applications may appear in both the application and decision lists. Comments can still be notified to the District Council in these cases.

<b><u>APPLICATIONS</u></b>	<b><u>NOTES/COMMENTS</u></b>
Application No: 23/00644/FUL Proposal: Conversion of public house to general convenience store with extension to provide additional storage and conversion of 1st and 2nd floors to provide 2 self contained flats and 7 bedroom HMO Location: The New Victoria Inn Acreage Lane Shirebrook Mansfield Applicant: Mrs R Padda	<p><i>Elected Members vehemently objected to this application.</i></p>





<b><u>DECISIONS</u></b>	<b><u>ACTION TAKEN</u></b>
Application No: 23/00594/FUL Proposal: Erection of 3 detached bungalows Location: Land Opposite 63 Prospect Drive Shirebrook Applicant: Mr V A Briggs	<b><i>Granted Conditionally</i></b>
Application No: 24/00380/FUL Proposal: Single storey side extension. Existing conservatory roof to be replaced with flat roof adding 2 no. lanterns Location: Woodland Farm Meadow Lane Shirebrook Mansfield Applicant: MR TONY PERRIN	<b><i>Granted Conditionally</i></b>
Application No: 24/00363/VAR Proposal: Variation of condition 2 of planning permission 22/00574/FUL - amendments to revised plans Location: Land To The Rear Of Hollycroft Long Lane Shirebrook Applicant: Mr Raymond Hall	<b><i>Granted Conditionally</i></b>
Application No: 24/00396/FUL Proposal: Two storey extension to side, vehicular access and hardstanding to front and internal alterations Location: 31 Springfield Avenue Shirebrook Mansfield NG20 8LF Applicant: Mr Ian Hunt	<b><i>Granted Conditionally</i></b>

Applications/decisions and all their supporting documentation can be viewed at <https://publicaccess.bolsover.gov.uk/online-applications/>

**CLLRS KANE AND WILSON RE-JOINED THE MEETING AND CLLR KANE TOOK THE CHAIR.**

**2024/131 TO RECEIVE CHAIRMAN’S COMMUNICATIONS.**

**a. UPDATES FROM PREVIOUS MEETING/S.**

Cllr. Kane invited Cllr. Murray-Carr to give his update regarding some ongoing investigations.

Cllr. Murray-Carr advised that he has now identified who owns the land where Japanese Knotweed is being allowed to thrive and some discussion took place. Cllr. Murray-Carr said he was hopeful that as an Authority we should be able to communicate with the Company.

He went on to advise that regarding the longstanding fly tipping on Sookholme Road was concerned, he was pleased to inform members that action is now being taken and the company who own the land are making headway to tidy the area and fly tipping has ceased.

He further reported that the Derbyshire Constabulary Divisional Commander had strongly advised not to remove the A-Frames on Town Council land.



**i. UPDATE ON TREE WORKS.**

Cllr. Kane informed members that trees that required attention at the Village Hall, Leisure Centre and Cemetery were now being attended to.

**ii. UPDATE ON MAINTENANCE AND PAINTING OF CEMETERY FENCING AND GATEWAYS**

**1. TO REVIEW AND DECIDE ON CONTRACTOR FROM QUOTATIONS PROVIDED.**

Four quotations had been provided for review.

**RESOLVED: That the quotation from S. Broadley Painting & Decorating at a value of £4,500.00 be accepted.**

**2024/132 CONFIDENTIAL ITEMS/S – EXCLUSION OF THE PRESS & PUBLIC**

**Exclusion of public**

Due to the confidential nature of the business to be transacted it is advisable, in the public interest, that the public and press be instructed to withdraw from the meeting.

**RESOLVED: That in view of the confidential nature of the items to be discussed, Members passed the formal resolution to exclude the press and public from the meeting, pursuant to the Public Bodies (Admissions to Meetings) Act 1960 & the Local Government (Access to Information) Act, Part 1, paragraphs 11, (due to sensitive nature of the issues being discussed).**

**2024/133 PERSONNEL MATTERS.**

**a. TO RECEIVE UPDATE ON DEPARTMENTAL STAFFING REVIEW FROM TOWN CLERK AND INSTRUCT ANY FURTHER ACTION.**

The Town Clerk presented her departmental staffing report and Elected Members were afforded the opportunity to raise any queries with her.

**RESOLVED: That the discussed vacancies be advertised for the Operations Department.**

**b. TO RECEIVE UPDATE RELATING TO INJURED EMPLOYEE.**

The Chairman gave an update relating to the injured employee

Cllr. Cheeseman started to raise concerns and was instructed on the correct manner to raise such concerns

**c. TO DISCUSS LEGAL MATTER AND DECIDE ON ANY ACTION.**

The Chairman discussed with the Council an ongoing potential legal matter.

**RESOLVED: That the support of a legal representative be sought.**

**2024/134 TO APPROVE THE DATE OF THE NEXT MEETING OF THE TOWN COUNCIL.**

The date for the next Ordinary Meeting of the Town Council is set as the 11<sup>th</sup> of December 2024, in accordance with the approved meeting schedule.

**THE MEETING CONCLUDED AT 21:05 HRS.**

**SIGNED:** \_\_\_\_\_ **CHAIRMAN**

**DATE:** \_\_\_\_\_