

CHURCH BROUGHTON PARISH COUNCIL
PARISH COUNCIL MEETING HELD ON THURSDAY 6TH JULY 2017

Those present:

Councillor Henderson-Chairman
Councillor Spalton-Vice Chairman
Councillor Wallis
Councillor D Redfern
Councillor I Redfern
SDDC Councillor Billings

In attendance:

Helena Steeples-Clerk

46.0 APOLOGIES

Apologies were received and accepted from Councillors Plenderleith and Patton.

47.0 PUBLIC PARTICIPATION

None.

48.0 REPORTS FROM DISTRICT & COUNTY COUNCILLORS & POLICE

Further to an enquiry from the Clerk, Councillor Billings had been informed by Mr Shepherd at SDDC, that there was a backlog with the cutting of grass verges due to a mechanical problem with a tractor. Councillors complained that SDDC had organised cutting of the grass verges at the end of January when they did not need cutting and the money could have been saved and used towards repairs and future grass cutting. Councillor Billings to take up with the Environmental Department at SDDC.

Consultations on “Green spaces” are being held. The nearest venue would be the Frank Wickham Hall in Etwall on 13th July 2017.

Councillor Billings advised that a company called AB Solutions had been contacting people stating that they were acting on behalf of SDDC and that the person they had contacted had underpaid on their council tax and offering to take payments over the phone. Councillor Billings confirmed that this is a fraudulent attempt to obtain funds. Councillors asked Clerk to place an item on the village website. ACTION: CLERK

Councillor Plenderleith will be taking the planning application for the travellers site to committee.

Councillor Billings was thanked for attending prior to him departing.

49.0 TO RECEIVE & APPROVE REQUESTS FOR DISPENSATIONS FROM MEMBERS ON MATTERS IN WHICH THEY HAVE A DISCLOSURABLE PECUNARY INTEREST

None declared.

50.0 SIGN DECLARATION OF ACCEPTANCE OF OFFICE FORMS

Clerk to contact Councillor Henderson to ensure forms are completed. ACTION: CLERK

51.0 COMPLETE REGISTER OF MEMBERS INTERESTS FORMS

Councillor Henderson to complete. ACTION: CLERK

52.0 MINUTES OF THE LAST MEETING

The minutes of the meeting held on Thursday 8th June 2017 were read, approved and signed. Proposed by Councillor Spalton and seconded by Councillor Wallis.

53.0 MATTERS ARISING

53.1 RISK MANAGEMENT

No additional items to add at present.

53.2 COMMUNITY PARISH/PLAN

No report from Councillor Tylee.

53.3 COMPLAINTS POLICY

The amended policy had been circulated prior to the meeting and it was proposed by Councillor Spalton and seconded by Councillor I Redfern to adopt the policy.

53.4 POPPY APPEAL COLLECTOR

Clerk advised that Diane Brindley had offered to become the new Poppy Appeal Organiser for the village and surrounding area. If anyone would like to offer their services they were asked to contact Diane Brindley on 07596 294095. Councillor I Redfern expressed an interest to help.

Clerk to place item in village newsletter. ACTION: CLERK

54.0 CORRESPONDENCE

54.1 SDDC CONSULTATIONS

Items for viewing at Sir Frank Wickham Hall Etwall on 13th July.

54.2 DALC NEWSLETTERS

Copies emailed and placed in the circulating envelope for viewing.

55.0 PLANNING APPLICATIONS

Councillor Henderson arrived at 8.30pm.

55.1 HEDGE ALONG ASHBOURNE ROAD

Clerk had sent a letter to Mr Woodhall as requested but no response had been received. Councillors discussed the removal of the hedge and agreed that there was

only a small section removed but clarification may be sort on the change of use of the land.

55.2 REG NO 9/2017/0585 PRIOR APPROVAL FOR CHANGE OF USE FROM AGRICULTURAL BUILDING TO TWO DWELLINGS AT LAND AT SK2133 2858 SHIRE FARM, BADWAY LANE, CHURCH BROUGHTON

Parish Councillors replied that they would prefer not to see this type of planning application as it could set a precedent for changing steel framed farming buildings into houses and would request that an agricultural tie is attached to both properties if planning granted.

55.3 REG NO 9/2017/0573 – THE ERECTION OF 310 METRES GREEN SECURITY FENCING AND GATES FRONT A HIGHWAY AND PRIVATE WAY AT BRANDONS POULTRY FARM, UNNAMED ROAD, FROM COTE BOTTOM LANE TO BENT LANE, HEATH TOP, DERBY

Councillors objected as follows:

- The site is in a rural location. The only fences along the road are either hedges or concrete pillars with wire through them as you would expect to see in such a location. The erection of the proposed fences will be completely out of character with the surrounding rural amenity and more akin to the use in a site developed for industrial application. (This is the same fencing as has been used for ATL on the corner of Woodyard Lane & Uttoxeter Road, having spoken to the manufacturer).
- The proposed fences (**nominal 2.1 metres high**) are significantly higher than the current rural fencing that is in place and so will damage the immediate amenity. As no further applications have been made, there can be no reason to consider allowing the fencing beyond the building change of use application as defined within 9/2017/0571, which is situated on a small part of the site referred to within this application (9/2017/0573).
- The old fences have already been removed and so this is a retrospective application.
- The fencing off, of the significant size of the site suggests that this land will be subject to further development and future planning applications, which would be out of character with the surrounding rural site.
- The increased volume of traffic on the un named road – this is a road of very poor quality and frequently needs to be repaired. Any increase in traffic will make this situation worse, especially as there will be HGVs / LGVs likely to be servicing the site, if planning is approved, for deliveries and for taking goods / finished products away from the site. There is no mention of the expected number of vehicle movements to and from the site in the application.
- The road (on the way down to Heath Top) floods every time we have any reasonable amount of rain, even though the Council has dug out run offs along the road. This makes travelling along the road dangerous for other vehicles, but especially so for walkers and horse riders.
- The road is heavily used by both walkers and riders during the week as well as at weekends. There are only footpaths in the surrounding area, and no bridleways, so horse riders must use the road.
- When the Council approved change of use planning a number of years ago to use the old turkey farms for warehousing, the condition of the roads severely deteriorated and traffic became a real problem. The unnamed road is narrow and throughout the hours of light is heavily used by tractors. Tractors and Goods vehicles trying to pass on a narrow roadway mean that the vehicles run into overhanging trees, causing damage to them as well as leaving debris on the roads as well as the vehicles driving over (and destroying) grass verges outside properties.

- Once the planning referred to in the previous bullet had been granted and local residents wrote in on a number of occasions to complain about the damage being done, the then Leader of SDDC (Barry) came to visit the site and agreed that the Council “had made a significant mistake and should have made a site visit whilst considering the application”.
- We would request that a site visit is arranged to view the site, the surrounding rural area as well as the road on which the site is situated.

55.4 REG NO 9/2017/0571 – CHANGE OF USE OF FORMER COMPOSTING BUILDING TO FORM B1C/B2/B8 EMPLOYMENT UNITS AT BRANDONS POULTRY FARM, UNNAMED ROAD FROM COTE BOTTOM LANE TO BENT LANE, HEATH TOP, DERBY

Councillors objected as follows:

- The increased volume of traffic on the un named road – this is a road of very poor quality and frequently needs to be repaired. Any increase in traffic will make this situation worse, especially as there will be HGVs / LGVs likely to be servicing the site, if planning is approved, for deliveries and for taking goods / finished products away from the site. There is no mention of the expected number of vehicle movements to and from the site in the application.
- The road (on the way down to Heath Top) floods every time we have any reasonable amount of rain, even though the Council has dug out run offs along the road. This makes travelling along the road dangerous for other vehicles, but especially so for walkers and horse riders.
- The road is heavily used by both walkers and riders during the week as well as at weekends. There are only footpaths in the surrounding area, and no bridleways, so horse riders have to use the road.
- When the Council approved change of use planning a number of years ago to use the old turkey farms for warehousing, the condition of the roads severely deteriorated and traffic became a real problem. The unnamed road is narrow and throughout the hours of light is heavily used by tractors. Tractors and Goods vehicles trying to pass on a narrow roadway mean that the vehicles run into overhanging trees, causing damage to them as well as leaving debris on the roads as well as the vehicles driving over (and destroying) grass verges outside properties.
- Once the planning referred to in the previous bullet had been granted and the local residents wrote in on a number of occasions to complain about the damage being done, the then Leader of SDDC (Barry) came to visit the site and agreed that the Council “had made a significant mistake and should have made a site visit whilst considering the application”.
- The work is well underway on the building (and has been going on for many weeks now) and so this is a retrospective application.
- The land between the building and the road is subject to another planning request, <http://www.planning.south-derbys.gov.uk/ApplicationDetail.aspx?Ref=9/2017/0573> which is asking for approval to fence off all of the land between the building within this request up to the unnamed road. This shows us that the owner has plans to further develop the site, which is a cause for concern in this very rural area.
We should request that a site visit is arranged to view the site, the surrounding rural area as well as the road on which the site is situated

55.5 REG NO 9/2017/0401 – RETENTION OF USE OF LAND AS SINGLE PITCH TRAVELLER SITE WITH ONE MOBILE HOME AND ONE TOURING CARAVAN AT LITTLE ACRES, COTE BOTTOM LANE, CHURCH BROUGHTON

Councillor’s objected as follows:

- This site is requested for one pitch. There is no legal definition of how many caravans can be sited on one pitch (as we found out at the appeal made against the Council having turned down the site at Mount Pleasant) and so this site may actually grow in

terms of the number of caravans on it. There is currently space for many more caravans on this site.

- We already have a significant number of traveller sites in our **immediate** vicinity (Woodyard Lane, Mount Pleasant, Uttoxeter Road, Derby Road – all of which are within only a couple of miles of this site) and there are currently vacant plots on a number of these sites. There is no need for more traveller sites in our immediate area.
- The site is situated on an S bend and vision for vehicles leaving the site is restricted.
- The current owner has allowed the site to be used outside of the planning granted for it over recent years. There has been a restriction on the number of nights that occupancy was allowed on the site – ostensibly to “care for chickens”, but the occupancy levels have far exceeded this.
- The site has been subject to a number of raids by the Police over recent years so we can only assume that illegal activity has been taking place on the site.
- Finally a local resident has been told they may not live in a caravan on their land but a traveller may apply to use land as a single pitch traveler site.

55.6 LAND NEXT TO HOLLY BUSH

Councillor Henderson advised that he will be meeting with Mr Brockley to discuss the fenced off land.

56.0 FINANCE

56.1 FINANCE REPORT

A finance report as at 1st July was circulated.

56.2 PENSIONS

No further items to discuss at present.

56.3 CLERKS SALARY £177.38 LESS TAX = £141.78

It was proposed by Councillor Spalton and seconded by Councillor I Redfern to pay the clerks salary. Cheque serial number 000996 issued.

56.4 CLERKS EXPENSES £35.91

It was proposed by Councillor I Redfern and seconded by Councillor Spalton to pay the clerk's expenses. Cheque serial number 000995 issued.

56.5 J HARDY LENGTHSMAN £32.45

It was proposed by Councillor Spalton and seconded by Councillor I Redfern to pay Mr Hardy. Cheque serial number 000998 issued.

56.6 D WALLIS LENGTHSMAN £60.00

It was proposed by Councillor I Redfern and seconded by Councillor Spalton to pay the Mr Wallis. Cheque serial number 000999 issued.

56.7 WAGE INCREASE FOR THE CLERK

Clerk has asked if the Parish Council could review her salary as her salary had not been reviewed since June 2009. The Clerk is currently paid for 16 hours per month at scale point 25. The current rate of pay for scale point 25 is £11.78. Therefore 16 hours@ £11.78 = £188.48. Councilors discussed the request and it was proposed to increase the clerk's rate of pay to the new rate of £11.78 by all present.

57.0 REPORTS

57.1 ROADS

Clerk had reported the damaged warning sign on Longford Lane, near Ashleigh. Highways have begun the repair of potholes in the surrounding area. Due to the replacement of water mains, several roads in the village have been affected.

57.2 FOOTPATHS/MINOR MAINTENANCE

It was reported that a finger post is missing on Little Field Lane/Heath Top. ACTION: COUNCILLOR I REDFERN TO REPORT.

Councilor Wallis raised concerns regarding the overhanging brambles from the new build near the Holly Bush. The brambles area danger to child and the bin and footpath and nearly inaccessible. Councillor Redfern offered to cut back the overhanging growth. ACTION: COUNCILLOR REDFERN

Notification had been received from DCC traffic Management following our request for dropped kerbs and they have confirmed that additional dropped kerbs will be installed outside the Etchells and at the south side of the junction with Fearn Close on Boggy Lane. As there are already existing dropped kerbs reasonably close to the end of the jitty to Old Hall Lane they would not be installing any additional dropped kerbs at that location.

57.3 NEW PLAYING FIELD

No items to report.

58.0 ITEMS FOR THE CALENDAR

None.

59.0 CHAIRMANS NOTICES

Derbyshire Dales Local Plan Main Modifications – consultation 3rd July to 14th August.

60.0 DATE OF NEXT MEETING

The next meeting will be held on Thursday 7th September 2017.