

Chinley Buxworth and Brownside Parish Council

Parish Room, 3 Lower Lane, Chinley, High Peak, Derbyshire, SK23 6BE

Parish Clerk: Mrs Georgina Cooper
Tel: 01663 750139

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www.chinleybuxworthbrownside-pc.gov.uk

The meeting of the Parish Council will take place on Thursday 28th September 2017 at 7.30pm,
at Parish Room, 3 Lower Lane, Chinley

All are welcome to attend SUMMONS & AGENDA

PART I – NON-EXEMPT INFORMATION

1. Apologies for Absence
2. Declaration of Members Interests
3. Public Speaking
 - (a) Community Police - PCSO Karen Green.
 - (b) Borough/County Councillors (if present)
 - (c) Open Forum – this is an opportunity where residents of this Parish are welcome to bring any issue to the Council and members with a prejudicial interest who wish to make representation may do so.
4. Minutes of the Parish Council Meeting held on 27.07.17
5. Chair's Update
6. Clerk's Report – circulated
 - (a) Chinley Community Centre Project – receive update, consider any action and expenditure required.
 - (b) Inspection Reports – receive weekly PC Playground and Cycle facility reports. Consider any actions and expenditure required.
 - (c) Playground repairs - receive update, consider any action and expenditure required.
 - (d) Seating/benches in the parish – consider any actions and expenditure required.
 - (e) Buxworth broadband - receive update on progress, consider any action required.
 - (f) Tree Survey - receive update on progress, consider any action and expenditure required.
 - (g) Parish Newsletter - consider any action and expenditure required.
 - (h) Grounds maintenance - receive update on progress, consider any action and expenditure required.
 - (i) Friends of Chinley Park – receive update, consider any action and expenditure required
 - (j) Path at Chinley Playing fields – consider any action and expenditure required
 - (k) Christmas 2017 – consider any action and expenditure required
 - (l) Repairs to Community Centre Care park – receive update, consider any action and expenditure required
 - (m) Rights of Way Minor Maintenance Agreement 2017/18 – receive update, consider any action and expenditure required.
7. Planning Applications – consider applications received (see additional information sheet). Any late applications will be detailed in the minutes.

8. Finance

- (a) Accounts for Payment (subject to Council's approval):

Payee	Amount
Fleur Telecom	£22.00
Jackson Carpets Ltd	£277.00
Npower	£37.00
NEST Corporation (Pension)	£tba
Mrs G Cooper	£tba
HM Revenue & Customs	£tba
DALC	£ 60.00
HPBC	£ 120.00
Grant Thornton	£ 480.00
REC Ltd	£ 840.00
Hall's Mica Hardware	£ 72.28
S. Drinkwater & Son Ltd	£ 268.80
Stanway & Hallows Electrical Ltd	£ 2,307.00
Goddard Excavations	£ 432.00
Viking	£ 119.99
TDP Limited	£ 466.80
Chapel Tool Hire	£ 120.00
A K Products	£ 232.66
TOTAL	£ 5,855.53

(any late invoices will be detailed in the minutes)

- (b) Receive and approve accounts for Quarter 1, 2017/18.
 - (c) Receive and approve certified Annual Return 2016/17 from external auditors Grant Thornton.
 - (d) Insurance – receive, consider and approve quote for annual insurance.
9. Correspondence items for information - as circulated.
 10. DALC – as circulated.
 11. Reports from working groups.

PART II – EXEMPT INFORMATION

Items for discussion after exclusion of the press and public.

12. Buxworth Land Sale – update
13. Update on Clerk's training

.....Parish Clerk

Date: 22/09/2017

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Additional agenda information for the Meeting of the Parish Council

7.) Planning Applications

- (a) **HPK/2016/0313** – Consultation on reduction to 60 units on the reserved matters application for Phase 2 of the residential development. Forge Works, Forge Road, Chinley. **The Parish Council welcomes this reduction in units in principle as it will put a little less pressure on the inadequate access and highway network serving the site.**
- (b) **DET/2017/0010** – Proposed conversion of agricultural building to one dwelling. Stubbins Farm Barn, Stubbins Lane, Chinley. Mr & Mrs Broadhurst. **No objection. However we would like to query whether it would provide a satisfactory level of residential amenity for future occupants given its very close proximity to existing farm buildings and operations.**
- (c) **HPK/2017/0360** – Proposed front single storey garage extension. 10 Hartington Drive, Chinley. Mrs J Close. **No objections.**
- (d) **HPK/2016/0692** - Outline planning permission with all matters reserved for proposed residential development, Land opposite Alders Meadow, Buxton Road, Chinley. Mrs Valerie Furness. **Objection.**

1. The Parish Council maintains its strong objection to the application:

- whilst better than the original scheme the revised figure of 25 dwellings is still too high, being almost twice the Local Plan allocation of 13 dwellings - why have the Local Plan if it's not going to be adhered to?
- it would still lead to a very dense and compact form of development inappropriate to this sensitive site on the edge of the village
- development on the western part of the site would result in the loss of off-road parking facilities for several residents, leading to even more roadside parking problems on Buxton Road.

2. However, if HPBC are minded to approve the application, we would expect them to require a very high quality development, including:

- no 3-storey dwellings
- re-building the dry stone wall along the Buxton Road frontage
- use of natural building materials
- respecting the conservation area that adjoins the western part of the site
- particular attention being paid to the form and appearance of development at the eastern end of the site, since this will become the new entry point to the village.

3. Without prejudice to our objection, we support the proposed S.106 agreement for a developer contribution towards 'provision of and support for indoor and outdoor play' in the village.

- (e) **NP/HPK/0817/0854** – Proposed erection of agricultural worker's dwelling. Valley View Farm, Hayfield Road, Chinley. Mr D Rogers. **The Parish Council supports this application, subject to the normal agricultural occupancy conditions. We consider the agricultural need is genuine and the proposed dwelling is suitably modest in size and appropriately sited.**
- (f) **NP/HPK/0817/0899** – Proposed erection of conservatory on side elevation of existing dwelling. Peep O' Day Farm, Hayfield Road, Chinley. Mr D Botham. **No objections.**