

Chinley, Buxworth and Brownside Parish Council

**Minutes of the Parish Council Meeting
held on Wednesday 25 October 2023 at 7.30pm
in the Community Centre, 21 Lower Lane, Chinley**

Present: Councillors M Walton (Chairman), P Wilson (Vice Chairman), A Knox, R Drabble, P Took and D Fannon.

In Attendance: Clerk G Cooper, Derbyshire County Councillor Ruth George and John Mulryan.

23/10/127 Apologies for Absence

Apologies were received and noted from Councillors M Travis and C Rofer.

Apologies were also noted from High Peak Borough Councillor Angela Benham.

23/10/128 Declaration of Members Interests

No declarations of interest were made.

23/10/129 Public Speaking: Community Police

There were no community police representatives present to speak during Open Forum. No crime statistics report had been received.

23/10/130 Public Speaking: Borough/County Councillors/MP

High Peak Borough Councillor Angela Benham had provided a written report in her absence that had been circulated and was read out. It was noted to thank Cllr Benham.

Derbyshire County Councillor Ruth George gave an update on a number of local matters, including the proposed footpath from the Forge Road development to Buxton Road and a related issue to do with the adoption of a footbridge on the site, issues related to the drainage works planned for Whitehough Head Lane, a Peak School bid to DCC for capital funding to extend the school and possible plans for a seat at the bus stop on Dolly Lane in Buxworth.

23/10/131 Public Speaking: Open Forum

No matters were raised during Open Forum.

23/10/132 Minutes of the Extraordinary Meeting of the Parish Council held on 09 October 2023

RESOLVED: Minutes of the Extraordinary Meeting of the Parish Council held on Monday 09 October 2023 be approved for signature by the Chairman as a true and correct record.

23/10/133 Chairman's Update

The Chairman updated the meeting on the recent visit by Levelling Up Minister Jacob Young MP who had visited the Community Centre in Chinley to find out about the current project to rebuild it.

23/10/134 **Clerk's Report**

The Clerk's report was received and noted.

23/10/135 **Chinley Community Centre Project**

An update on the project was given. It was noted that a request for the balance of s106 monies related to the Forge Road development for the project had been submitted to High Peak Borough Council.

An updated contract and associated invoice from d3 Associates Ltd for architect services related to Phase 3 works was presented for consideration. A quote and invoice from The Parkinson Partnership LLP to secure further VAT advice with respect to the project were presented for consideration. An invoice from Wellers Hedley in respect of legal services related to the project was presented for consideration.

It was noted that a draft service agreement had been prepared between the Parish Council and Community Association. Feedback was awaited from the Community Association. It would then be sent to the Parish Council's legal advisor prior to the National Lottery. The final agreement to be considered by the Parish Council in due course.

RESOLVED: To delegate authority to the Clerk to arrange signing of the contract with d3 Associates Ltd for the Phase 3 works.

RESOLVED: To approve the invoice from d3 Associates Ltd for £30,149.00 plus VAT for Phase 3 architect services in respect of the Community Centre Project.

RESOLVED: To approve the quote and invoice from The Parkinson Partnership LLP for £700 plus VAT for additional VAT advice in respect of the Community Centre Project.

RESOLVED: To approve the invoice from Wellers Hedley for £1,100 plus VAT for legal services in respect of the Community Centre Project.

23/10/136 **Play Area and Parish Land Inspection Reports**

The weekly Play Area Inspection Reports were received. There were no matters arising requiring attention.

The quarterly Parish Land Inspection Reports were received. In Buxworth, it was noted that the goal mouths had not been re-turfed yet due to the weather and it was recommended this be carried out in spring. A suggestion was made to investigate whether astroturf in the goal areas may be more practical. No matters were arising requiring attention in other parish land areas.

RESOLVED: To research alternative, longer lasting options for repairing the goal mouths at Buxworth Rec.

23/10/137 **Co-option**

It was noted that two vacancies were available to be filled by co-option. One application had been received and circulated. The candidate was present and was

invited to explain why he wanted to apply for the vacancy. This one candidate was considered for co-option.

RESOLVED: To co-opt John Mulryan as a councillor onto the Parish Council. The new councillor to sign the Declaration of Acceptance of Office form and a declaration of eligibility after the meeting.

23/10/138 **Parish Land to the rear of Lower Lane bordering Chinley Playground**

It was noted that the sales of plots of parish land to the rear of 39, 41, 43 and 45 Lower Lane had now all been completed and completion letters and statements had been received. The sale proceeds less legal fees had been received. The solicitor has advised that the signed Transfer Deeds from all the buyer's solicitors would be received in due course for the Parish Council's records.

23/10/139 **Tree Survey 2023**

A quote for carrying out the annual tree works in the 2023 Tree Survey report was considered.

RESOLVED: To approve the quote as presented from Andy Thompson for up to £1,200 to carry out the recommended annual tree works in the 2023 Tree Survey Report. To be paid from the Trees budget.

23/10/140 **Remembrance Sunday 2023**

An update was given on the plans for the parade and service at the War memorial at the bottom of Stubbins Lane in Chinley on Remembrance Sunday. It was noted that the Road Closure Order had been approved. A risk assessment for the event had been circulated prior to the meeting and was considered. The role of Event Lead and arrangements for laying wreaths on behalf of the Parish Council at the various Remembrance services was discussed.

RESOLVED: To approve the risk assessment for the Remembrance Sunday event in Chinley as circulated. Cllr Drabble to be the designated Event Lead.

RESOLVED: The following people to lay wreaths on behalf of the Parish Council at Remembrance services: Cllr Drabble at Chinley War Memorial, Cllr Took at Chinley Chapel, Cllr Rofer at St. James', Buxworth and Cllr Drabble at White Knowle.

23/10/141 **Christmas 2023**

An update on the plans for the Christmas Lights Switch On event in Chinley was given. It was noted that the Road Closure Order had been approved and that the application had cost £23.50 which was paid by the Clerk to be reimbursed.

It was noted that the usual supplier was not yet able to give a quote for the supply of small Christmas trees and consideration was given on how to authorise this expenditure.

Risk assessments for the installation of Christmas trees and lights across the parish and for the Lights Switch On event in Chinley had been circulated prior to the meeting and were considered.

RESOLVED: To authorise the Clerk to accept a quote on the small Christmas trees up to a maximum of 10% greater than last year. Otherwise, to circulate the quote for consideration by email.

RESOLVED: To approve the risk assessment for the installation of Christmas trees and lights across the parish as circulated.

RESOLVED: To approve the risk assessment for the Lights Switch On event in Chinley as circulated.

23/10/142 **Buxworth Allotments**

It was noted that the Clerk and Cllr Took had met with committee members of Buxworth Allotments Association recently and there was evidence that work had taken place to tidy up some plots. The committee had agreed to carry out plot inspections quarterly to ensure that plots were being used regularly to be fair to those on the waiting list.

It was further noted that permission had been granted in principle in June 2023 to support Buxworth Allotments Association in their aim to improve water supply to the site. Correspondence had now been provided from the Environment Agency indicating that water abstraction from a river or stream of less than 20 cubic metres per day would be classed as exempt and would not require an abstraction licence and nor would the Environment Agency need to be notified. Only the landowner's permission would be required, which was duly considered.

RESOLVED: As landowner, to grant permission to Buxworth Allotments Association to access land at Buxworth Recreation Ground to extract water for use on Buxworth Allotments site, subject to receiving and approving a risk assessment for the safe use of a water pump.

23/10/143 **Buxworth Rec**

It was noted that Buxworth Club had indicated that they planned to hold a fireworks event on Buxworth Rec in November. They had been advised that the Parish Council's insurance would not cover such an event as they were not organising it. Based on the Parish Council's insurer's advice, various documentation had been requested in respect of the proposed event in order to consider granting permission to use the land. However, to date no information had been received. Consideration was given to granting permission for this event.

RESOLVED: In the absence of the documents requested, the Parish Council were unable to grant consent to Buxworth Club to hold a Fireworks Display on Buxworth Rec.

23/10/144 **Screen in Parish Room**

A request received from a representative of the local businesses group in Chinley for a screen to be displayed in the Parish Room window, suspended from the ceiling, was considered.

RESOLVED: To support this initiative in principle.

Two applications were discussed.

RESOLVED: To approve the following comments for submission:

- (a) **HPK/2023/0422** - Replacement agricultural building to house and feed livestock. Deacons Farm, Buxton Road, Chinley, SK23 6DR.

Chinley, Buxworth & Brownside Parish Council supports this application subject to some additional landscaping, particularly on the western boundary, given the scale of the proposed building.

- (b) **HPK/2023/0407** - The demolition and partial demolition of agricultural buildings and the change of use of the retained part from agriculture to the siting of a battery storage facility and an electricity sub station. Land at Chinley House Farm, Dolly Lane, Buxworth.

The Parish Council does not object in principle to the battery storage facility housed within the retained part of the redundant agricultural building. There would be negligible visual impact and it would not impact adversely on the green belt. However, we are concerned about the lack of information to be able to form a clearer view on the full implications of the development, most notably:

- 1.) Where would the electricity to be stored be generated? There is concern that this could be linked to the development of a solar farm or an array of solar panels, particularly given previous entirely inappropriate proposals for such a development off Dolly Lane.**
- 2.) What would be the arrangements for transmission of the electricity to the national grid? Would this entail the erection of additional overhead power lines across the countryside?**
- 3.) Given the proximity of the proposed storage facility to a well-used public footpath, what arrangements would be put in place to ensure there is no risk to public safety of fire or explosion?**
- 4.) With the unsuitability of Dolly Lane and Marsh Lane for heavy goods vehicles what arrangements would be made for access by construction traffic?**

The Accounts for Payment in October 2023 and invoices for verification were presented.

RESOLVED: To approve the following for payment in October 2023 by the method detailed. Online payments set up by the Clerk and released by Councillor Walton.

| Payee | Description | Amount |
|--|---|--------------------|
| ONLINE – DD/SO | | |
| Fleur Telecom | Broadband (Monthly) | £ 33.14 |
| Jackson Carpets Ltd | Rent 3 Lower Lane (Monthly) | £ 277.00 |
| WaterPlus | Water 3 Lower Lane (Monthly) | £ 39.28 |
| Trusted IT | Managed IT Services (Monthly) | £ 22.55 |
| SSE Southern Electric | Electricity 3 Lower Lane (1 Jul – 30 Sept 23) | £ 28.46 |
| ONLINE – BACS | | |
| Various | Salary Costs & Expenses | £ 1,374.18 |
| Cooper sons Hartley & Williams | Sale of land to the rear 39 Lower Lane - legal services fees* | £ 448.80 |
| Cooper sons Hartley & Williams | Sale of land to the rear 41 Lower Lane - legal services fees* | £ 420.00 |
| Cooper sons Hartley & Williams | Sale of land to the rear 43 Lower Lane - legal services fees* | £ 420.00 |
| Cooper sons Hartley & Williams | Sale of land to the rear 45 Lower Lane - legal services fees* | £ 420.00 |
| Chinley & Buxworth Community Association | Meeting Hall Hire (September) | £ 22.00 |
| Ian Foster | Planters and wall baskets and maintenance part payment 2023/24 | £ 1,620.00 |
| DBM Mowers | Service & supply & fit mower main drive belt | £ 325.82 |
| Viking | Stationery | £ 156.62 |
| Buxworth Football Club | Donation | £ 100.00 |
| P Manford | Cleaning Parish Room | £ 24.00 |
| The Parkinson Partnership LLP | Additional VAT options report on Community Centre Project | £ 840.00 |
| d3 Associates Ltd | RIBA Stage 5 Contract Administration (Chinley Community Centre) & associated fees | £ 36,178.80 |
| Wellers Hedley | Legal work in respect of Community Centre project | £ 1,320.00 |
| | | |
| | OCTOBER 2023 TOTAL | £ 44,070.65 |

* Note sale proceeds less legal services fees paid into bank account

23/10/147 **Income Received**

RESOLVED: To note the following income received:

| Received From | Amount | Reason |
|-----------------------------------|------------|--|
| Cooper sons Hartley & Williams | £ 3,051.20 | Sale proceeds less legal services fees 39 Lower Lane |
| Cooper sons Hartley & Williams | £ 880.00 | Sale proceeds less legal services fees 41 Lower Lane |
| Cooper sons Hartley & Williams | £ 780.00 | Sale proceeds less legal services fees 43 Lower Lane |
| Cooper sons Hartley & Williams | £ 580.00 | Sale proceeds less legal services fees 45 Lower Lane |

23/10/148 **Bank Reconciliations**

The bank reconciliations and bank statements for Q2 2023/24 were presented for verification.

RESOLVED: To approve the bank reconciliations as presented for signature by Councillor Fannon.

23/10/149 **Q2 2023/24 Accounts**

The Q2 2023/24 Budget Monitoring Report and Reserves Adjustment Report had been circulated and were considered.

RESOLVED: To approve the Q2 2023/24 Budget Monitoring Report as presented.

RESOLVED: To approve the Reserves Adjustment Report which includes the following expenditure from Earmarked Reserves during Q2 totalling £310.00:

| Reserves Expenditure | Earmarked Reserve | Reason |
|----------------------|-------------------|--|
| £ 310.00 | Admin | Spring 2023 newsletter published late and paid for in 23/24 FY |

23/10/150 **Internal Auditor**

A quote was presented from Derbyshire Association of Local Councils to carry out the annual internal audit for the financial year 2023/24.

RESOLVED: To approve the quote from Derbyshire Association of Local Councils to carry out the annual internal audit for £325 plus mileage expenses if applicable.

23/10/151 **Suspension of Standing Orders**

It was noted that the meeting had now been in progress for two hours.

RESOLVED: To suspend Standing Orders to allow the meeting to continue.

23/10/152 **Squirrel Green Electricity Contract**

It was noted that the current contract with E-on for the supply of electricity to Squirrel Green ends on 09 November 2023 and is currently up for renewal. Various options for a fixed and variable price plan were presented.

RESOLVED: To approve to enter into a fixed price plan with E-on for 3 years with a standing charge of 56 pence per day, and a price per unit of 32.2p/kWh plus VAT.

23/10/153 **Supply of Summer and Winter Planters**

Quotes from Plantscape to supply 5 x 3-tier summer planters and 3 x 3-tier winter planters for the next three years were presented.

RESOLVED: To approve a three-year contract with Plantscape for 5 x 3-tier summer planters in 2024, 2025 and 2026 at a total cost of £1,025 plus VAT per year. To approve a three-year contract with Plantscape for 3 x 3-tier winter planters in 2024, 2025 and 2026 at a total cost of £645 plus VAT per year.

23/10/154 **Correspondence**

The following items of correspondence had been circulated with the meeting papers and were noted:

- 1.) Cooper sons Hartley & Williams - completion letters and statement with regards to the sale of land at 45 Lower Lane.
- 2.) HPBC Electoral Services – consultation of review of polling districts and polling places in High Peak. No changes recommended within this parish.
- 3.) Landowner 39 Lower Lane – reporting that their existing fence backing onto the playground is safe and secure but informing the Parish Council that a new fence will soon be installed here behind the group of houses backing onto the playground.
- 4.) Local business group – seeking support from the Parish Council for a screen to be placed in the Parish Room window to highlight local events and activities.
- 5.) Buxworth Allotments – forwarding correspondence related to using a water pump to extract water for use on the allotment site.
- 6.) High Peak Borough Council – confirmation that the Road Closure Order has been granted, signed and sealed in respect of Chinley Remembrance Sunday Event 2023.
- 7.) High Peak Borough Council – confirmation that the Road Closure Order has been granted, signed and sealed in respect of Chinley Christmas Lights Switch On 2023.

23/10/155 **Reports from Working Groups**

No reports were received from Working Groups.

There being no further business, the meeting was concluded at 9:42pm.

Signed as a true and correct record of the meeting.

Chairman

Dated.....