

**Chinley, Buxworth and Brownside Parish Council**

**Minutes of the Parish Council Meeting  
held on Thursday 28<sup>th</sup> January 2016, 7.30pm  
at the Parish Office, 3 Lower Lane, Chinley**

**Present:** Councillors M Walton (Chairman), Mrs A Bramah,  
A Knox, Mrs J Pettit, Mrs A Phillips, Mrs C Rofer and W Smith.  
Clerk Mrs B Wise and HPB Cllr Caroline Howe.

16/01/149 **Apologies for Absence**

Cllrs R Drabble, G Hewitt P Wilson.  
DC Cllr David Lomax and HPB Cllr John Kappes

16/01/150 **Declaration of Members Interests - None**

16/01/151 **Community Police**

Crime statistics provided by PCSO Karen Green were presented by the clerk.

16/01/152 **Borough Councillors**

High Peak Borough Cllr Caroline Howe reported that the meeting she and Cllr Kappes were aiming to facilitate between Senior BC officers, the Parish Council, Community Association and the Forge Mill developers had not taken place yet; contact with Mark Whyllie of Copperleaf had waned; and Paper Escape were relocating to Chapel-en-le-Frith, having been unable to negotiate a reasonable agreement for a unit on the new development at Forge Mill.

16/01/153 **Open Forum - None**

16/01/154 **Minutes of the Parish Council Meeting held on 26<sup>th</sup> November 2015.**

**RESOLVED:** That the minutes of the Parish Council Meeting held on 26<sup>th</sup> November 2015 be approved for signature of the Chair as a true and correct record.

16/01/155 **Chair's Progress Report**

The Chairman's report was received and progress with items not on the agenda noted.

16/01/156 **Clerk's Report**

The Clerk's report was received.

16/01/157 **Playground Inspection Reports**

The weekly playground and cycle facility Inspection Reports were received.

It was noted that painting of the top bar of the swings at Buxworth is still required, but considerable improvement in weather conditions would be needed before progress could be made. Monitoring of litter levels and emptying of litter bins at Chinley playground, car park and cycle facility is ongoing.

16/01/158 **Community Centre Progress Update and Acceptance of DCC Surrender Agreement**

The meeting noted that DCC had refused to agree to cover any asbestos removal costs over £5,000 should asbestos be discovered on any demolition of the Community Centre not associated with rebuild. Therefore the cost for a type 3 asbestos report to limit potential demolition liabilities for the Parish Council had been circulated and a majority consensus achieved.

**RESOLVED:** To formally approve expenditure of £385 for a type 3 asbestos report on the Community Centre.

It was noted that the surrender agreement was scheduled to be presented to a DCC Cabinet Meeting in February for ratification, following which it will be available for Cllrs Wilson and Walton to sign as previously resolved. The lease for the Community Association would also be drafted in the next two weeks for hand over of the Centre in March.

16/01/159 **Community Association Budget Expenditure**

The meeting received the Finance Group recommendation for use of the Community Association budget for 2015/16.

**RESOLVED:** To approve the recommendation of the Finance Group that the invoice , being ££530 plus VAT, for electrical inspection of the Community Centre be paid from the Community Association budget and the balance of £470 from the £1000 be paid to the Community Association to help to cover the outlay for the insurance.

16/01/160 **Allotment Surrender**

The meeting received the 2015/16 rent payment from the tenant of the allotment at Buxworth and letter of surrender of tenancy.

**RESOLVED:** To acknowledge receipt and request that all items required by the retiring tenant be removed as soon as possible before 1<sup>st</sup> March 2016 and keys for all locks on the site be handed to the Clerk.

**RESOLVED:** To obtain an update on the interest shown in this area by BBHT.

16/01/161 **Land Adjacent to 33 Lower Lane**

The meeting discussed interest received regarding use or purchase of this area and procedures to be followed regarding potential sale of land.

**RESOLVED:** To defer a decision on sale of the land pending approval of plans for the Community Centre and playing fields facilities.

**RESOLVED:** To authorise Cllr Walton to contact solicitor, Mr M Travis regarding a tenancy licence on the land while the decision regarding selling is awaited.

16/01/162 **Buxworth Grazing Land**

The meeting discussed continued use of the grazing land at Buxworth by Wagtails for exercising dogs and noted receipt of a second half year rent payment.

**RESOLVED:** To prepare an agreement similar to the first one, to run from 1<sup>st</sup> November 2015 to 31<sup>st</sup> March 2016. Then before 1<sup>st</sup> April 2016 to get the rolling tenancy in place to start from 1<sup>st</sup> April 2016.

16/01/163 **Buxworth Playground**

The meeting received information from a site meeting at Buxworth Playground with Jonathan Smith and Anna Smith.

A rock music event had been held at Buxworth in 2015. It was proposed to use the money raised by this event for a joint venture with the Parish Council to upgrade equipment at Buxworth Children's Playground. A scheme obtained by Anna Smith from Broxap with suggested layout for the area and detailed equipment and installation costs was provided. It was also proposed to organise a meeting for Buxworth residents to discuss what is required.

Potential funding from appropriate council reserves was discussed and agreed in principal that a proportion of the reserve based on the proportion of housing stock/resident numbers in Buxworth be considered for use towards this project.

**RESOLVED:** To notify Jonathan and Anna Smith that the council will be willing to work with them.

16/01/164 **Buxworth Recreation Land Access**

Information was also received from the meeting with Jonathan Smith at Buxworth Playground, regarding a new access to the Buxworth Recreation Land from the Memorial Club Car Park.

**RESOLVED:** That a detailed plan of this proposal would need to be provided by Jonathan Smith in order for the Parish Council to consider this further.

The following proposed objections had been circulated and met with a nine to one agreement for submission.

Chinley, Buxworth & Brownside Parish Council objects to part of proposed main modification number MM59 to Policy H1.

The part in question would require the Borough Council to consider approving new housing sites outside the defined built-up area boundaries, even where sufficient land has already been allocated and is both available and deliverable. The Parish Council considers this modification to be unnecessary, confusing and illogical.

- It is established policy of this and previous Local Plans that, other than in special circumstances (e.g. agricultural need, conversions of existing buildings), new housing development should be accommodated on sites within the defined built-up areas and on sites allocated in the Plan. Those allocated sites, and the defined built-up area boundaries, have been carefully selected following proper analysis and consultation with local communities and others. The High Peak Local Plan makes positive provision for additional new housing sites to meet the needs of the Borough and also ensures at least a 5-year supply of housing land is maintained at all times.
- There is simply no need to encourage the development of additional housing sites adjoining but outside defined the built-up area boundaries. This proposed modification will invite planning applications on sites outside the built-up area boundaries, including some which have previously been rejected, or excluded following consultation through the local plan process, resulting in a free-for-all and more 'planning by appeal'.
- This proposed modification seems designed to confuse. It will fail to provide the necessary clarity for residents, landowners and developers of where development should and should not be permitted – surely one of the main reasons for having a Local Plan in the first place.
- This proposed modification is illogical. Why define built-up area boundaries, outside which new housing is strictly controlled, and then effectively promote it on unallocated sites outside those same boundaries?

The Parish Council requests that the part of proposed modification MM59 to Policy H1 relating to the development of new housing sites outside the built-up area boundaries be rejected.

However, if it is to be retained, we would ask that it be amended to bring it into play only in the event of significantly changing or unforeseen circumstances. A failure to maintain a 5-year land supply might be one of those circumstances.

**RESOLVED:** To formally approve submission of the objection to the High Peak Local Plan Modifications as circulated and agreed.

16/01/166 **Clean for the Queen**

Information about proposed litter collection initiatives to celebrate the Queen's 90<sup>th</sup> Birthday were discussed and it was agreed to support but not to lead on any participation.

16/01/167 **Planning Applications and Tree Survey Work Approval**

The following planning applications were received and comments approved:

1. HPK/2015/0551 – Proposed dropped kerb for driveway into front garden, 7 Derwent Drive, Chinley for Mrs Samantha Hammond. No objections
2. HPK/2015/0632 – Proposed erection of pair of semi-detached dwellings and improvements to existing access to highway, land adjacent to 61 Lower Lane, Chinley for Ms Julia Mycock. No Objections.

The meeting noted that following its tree survey the Parish Council received approval from Monica Gillespie on 23<sup>rd</sup> December 2015 of its notification to undertake tree works in the Chinley & Whitehough Conservation Area, as follows:

Recreation Ground at Lower Lane, Chinley

- In the north east part of the site a large ash tree (E) overhanging the equipment shed and public access to the garage court - Crown lift no more than 4m over the garages
- Ash tree (F) overhanging the south-east corner of the hard-court play area and the street light – Crown lift no more than 4m.
- The cherry tree (G) overhanging the footpath to the children's play area, at the rear of the Conservative Club, minor pruning of overhanging branches.
- A large horse chestnut tree (C) on land adjoining the playing fields to the west (belonging to Whitehall) is dying back. The removal of dead branches does not require further notification but if the owner wishes to undertake more extensive pruning or wishes to consider removal they should contact me and/ or make a formal written notification.

All other works identified in the tree survey at the Recreation Ground and at Squirrel Green can be carried out without consent since they relate only to the removal of entirely dead branches. Stubbins Park and Buxworth Park are not in conservation areas or covered by TPO's and so the tree works there do not require consent.

16/01/168 **Accounts for Payment**

**RESOLVED:** That the accounts listed below be accepted for payment.

\* Late December payments

Chq no.	Payee	Description	Amount
DD	Fleur Telecom	Broadband (Jan)	22.00
SO	Jackson Carpets Ltd	Rent 3 Lower Lane (Jan)	277.00
DD	Npower	Light/power 3 LL (Jan)	24.00
* 002487	Hall's Mica Hardware	Line Marker F'ball pitch	43.96
* 002488	High Peak CVS	LNR Leaflet printing	72.00
* 002489	E-on	Electricity (Sq Green)	24.36
002490	Mrs B Wise	Clerks Account (Jan)	1,025.58
002491	HM Rev. & Customs	PAYE & NI (Jan)	244.33
002492	ARB Sales Ltd	Electrical insp'ction report	636.00
002493	M Appleby	Tree work	500.00
002494	Stanway & Hallows Ltd	Xmas LED lights	33.60
002495	Chapel DIY Centre Ltd	Fill Grit Bin	63.94
002496	ProSafe Electrical	Christmas lighting	1,890.00
002497	ProSafe Electrical	Bracket tree work	450.00
002498	Rosena Bankole	Parish Room Cleaning	40.00
002499	Stockport Computers Ltd	AVG Antivirus update	45.00
002500	HPBC	Erect 2 Christmas trees	106.15
002501	R O Henshall	Christmas trees	385.00
		<b>TOTAL £</b>	5,882.92

16/01/169 **Accounts for the 3<sup>rd</sup> Quarter**

**RESOLVED:** To approve the accounts for the 3<sup>rd</sup> quarter as presented.

16/01/170 **Budget & Precept 2016/2017**

The meeting received the recommendations of the Finance Group for the 2016/17 Budget and Precept.

**RESOLVED:** To approve the recommendations of the Finance Group as presented; to keep the Band D charge the same as for 2015/16 by setting the precept for 2016/17 of £51,873.74 and set the budget for 2016/17 of £61,080.00.

16/01/171 **Tree Work**

The meeting received a quote for work to remove a dead Sycamore tree in Stubbins Park.

**RESOLVED:** To approve in principle the quote of £560 for removal of the dead Sycamore tree in case urgent action is required, but only act on it after discussions with Mark Appleby and consultation with FOCP.

The meeting noted a report of a tree from the wooded area below the Chinley Football Pitches as fallen over the boundary onto adjacent land. This needed investigation, recent high winds were suspected to be the cause. A quote was being requested by Mr O'Neill for clearing up the debris and damage.

16/01/172 **Footpath 20**

The meeting received a report that the middle section of Footpath 20, between the two sections dressed during the first half of 2015, would now benefit from similar dressing to improve its wet and slippery surface, which it was understood to have caused three people to fall recently.

**RESOLVED:** To request a quote from Goddard Plant Services to stone up the middle section of footpath 20 to a width of 3feet and depth of 4inches.

16/01/173 **Laser Printer**

The clerk reported that she wished to replace the twelve year old laser printer, which was experiencing increasingly regular paper feed difficulty.

**RESOLVED:** To approve expenditure for a replacement mono laser printer for an anticipated cost of around £100.

16/01/174 **Christmas Tree Lighting Event Donations**

The meeting received a donation of £43.30 from Tea on the Green collected on the evening of the Chinley Tree Lighting event

**RESOLVED:** To make donations in line with the previous year towards cost for provision of music for two tree lighting events to Whaley Bridge Band of £100 and for provision of hospitality and refreshment to Chinley & Buxworth PCC and Friends of Buxworth School of £50 each. Total cost £200.

16/01/175 **DALC – October 2015**

Message about ‘New Audit Regime’ and the need for council to decide whether to opt in or opt out and the appropriate action to take by 31<sup>st</sup> January 2016.

**RESOLVED:** To opt in to the Sector Led Body for procurement of audit for smaller authorities and therefore no further action would be required.

Circular 26/2015: General –

- LIAS - Housing - CPRE Report & Spending Review;
- Revised LTNs;
- Your Agenda;
- Transparency Fund;
- Auto Enrolment;
- DALC Office Christmas Closure;
- Vacancies **(Circulated)**

Circular 27/2015: General – Local Council Award Scheme & Review;

- NALC Website update;
- Smaller Authorities' Audit;
- Provisional Local Government Financial Settlement;
- Spring Seminar 2016;
- Training Events 2016;
- DALC Subscriptions 16-17;
- Managing Employee's Performance. **(Circulated)**

Circular 01/2016: Summary of important elements of 2015 circulars **(C'lated)**

Circular 02/2016: General – Revised Legal Topic Notes & Briefing;  
Consultation National Planning Policy Exec Sum;  
Consultation New Homes Bonus;  
DALC Executive Vacancies;  
Spring Seminar;  
Training March 2016;  
HM Queen's 90th Birthday celebrations. **(Circulated)**

Councillor induction training **(Circulated)**

Important information on HM Treasury Budget 2016 **(Circulated)**

16/01/176 **Correspondence**

The following items of correspondence were received:

1. DCC – Notice of road closure Charley Lane
2. Rural Services Network – weekly e-mail News Digest.
3. Peak Park Parishes Forum – Planning Training – Parishes Bulletin 12.
4. DCC – Derbyshire Adult care Newsletter – Christmas edition.
5. DCC – Notice of road closure Western lane/back Eccles Lane.
6. HPBC – HM the Queen’s 90<sup>th</sup> Birthday – Civic Thanksgiving Service.
7. RoSPA – Bookings information for Playground inspection courses.
8. Peak District NPA – Press release – Peak District project wins top award.
9. HPBC – High Peak Local Plan Main Modifications Consultation – Dec ‘15.
10. Rural Services Network – Weekly E-mail News Digest.
11. CAB Derbyshire Districts – Annual Impact Report 2014/15.
12. BBHT – Season’s Greetings and Basin Update.
13. Network Rail – Improvement Works – Track renewal Work, Buxworth information. Duration 16<sup>th</sup> January 2016 until 5<sup>th</sup> March 2016.
14. Chinley & Buxworth Transport Group – copy of Chinley Railway Station Access Report.
15. CBB Community Association – Defibrillator Project update.
16. HPBC – Clean for the Queen litter clearance initiative.
17. HPBC – Queen’s Birthday Beacons information, with 11 page guide. Request for details of any associated events being planned.
18. Peak District NPA – Planning Training information.
19. Spinal Injuries Association – request to publicise The Great British Fish & Chip Supper fund raising event.
20. Liz Jenkin (nee Blount) – photos of possible Chinley Community/ Local History interest. **(Parish Window Display Suggested)**

There being no further business, the meeting was concluded at 9.28pm.

Signed as a true and correct record of the meeting.

Chairman .....

Dated.....