

Chinley, Buxworth and Brownside Parish Council

**Minutes of the Parish Council Meeting
held on Thursday 23rd March 2017, 7.30pm
at the Parish Office, 3 Lower Lane, Chinley**

Present: Councillors M Walton (Chairman), G Hewitt , A Knox, Mrs C Rofer, Mrs A Bramah, W Smith, P Wilson, M Travis and R Drabble.

In Attendance: Clerk Mrs B Wise, Clerk Designate Mrs G Cooper, HPB Cllr Caroline Howe, HPB Cllr John Kappes, Linda Page, Mr Marchington and son.

17/03/220 **Apologies for Absence**

Noted apologies from Mrs J Pettitt and DC Cllr Dave Lomax.

17/03/221 **Registration/Declaration of Members Interests**

Member	Agenda Item	Interest
Cllr G Hewitt	8(a) Accounts for Payment	Married to Rosena Bankole

17/03/222 **Community Police – None**

17/03/223 **County Councillor - None**

17/03/224 **Borough Councillors**

Borough Cllr Caroline Howe reported that the Buxworth village entry sign had been delivered and was awaiting installation by Derbyshire CC. It was reported that residents in Buxworth are campaigning for improved broadband through a community fibre initiative. In Chinley, Wainhomes have been emailed following enforcement issues at the Forge Road site. It is understood that they now have a water pressure cleaner on site for cleaning the road. Highways issues with the junction are progressing. No update on s106 issues.

Borough Cllr John Kappes reported that a complaint had been received regarding lights being left on in the Chinley railway station car park until 23:00. It was noted that the last train was not until 23:30 and the light was a security benefit.

Borough Cllrs wished to thank Brenda for her help and support over the years.

17/03/225 **Open Forum**

Linda Page offered her thanks to Brenda for the help she has given the various groups she has been involved with. She presented information in respect of agenda item 8(g) regarding her request for funding support to provide a Citizen's Advice Bureau (CAB) outreach in Chinley.

Mr Marchington and son expressed a continued interest in buying the land at Buxworth and raised the issue of rights of access to the land. The Chair explained this would be investigated further.

17/03/226 **Minutes of the Parish Council Meeting held on 23rd February 2017.**

RESOLVED: That the minutes of the Parish Council Meeting held on 23rd February 2017 be approved for signature of the Chair as a true and correct record.

It was noted that storm damage emergency treework at Penny's Garden had been carried out by Mark Appleby at the Parish Council's request. It was agreed that reimbursement for the invoice of £60 be sought from the owners of the land, believed to be Derbyshire County Council. Buxworth Basin Heritage Trust volunteers will clear the debris.

17/03/227 **Chair's Progress Report**

It was noted that there had been a delay in issuing the artwork for approval for the playground signage. This will be circulated by email when available.

17/03/228 **Clerk's Report**

The Clerk's report was received.

17/03/229 **Community Police**

PCSO Karen Green had emailed to advise that Chapel Police Station would be closing in the next couple of weeks. She had been asked to source accommodation in her patrol area to have use of the facilities and to meet with the public. It was agreed that Karen can continue to use the Parish Rooms as she has her own key and that this was deemed beneficial both ways.

17/03/230 **Playground Inspection Reports**

The weekly playground and cycle facility Inspection Reports were received for Chinley only since Buxworth was currently undergoing refurbishment. It was noted that at Chinley the cycle facilities were still taped off and out of bounds but everything was in order with the playground.

17/03/231 **Buxworth Park Project/Playground**

Work by contractors is ongoing. It was noted that four bags of playbark will need to be ordered.

The official opening day to celebrate and acknowledge the Rec Rock sponsors is currently planned for Sunday 28th May 2017. A small donation has been requested to be used towards the launch event.

RESOLVED: To approve a small donation to support the launch event as long as it is within the £10,000 budget.

It was noted that a ROSPA inspection was not necessary before the playground opened as the signing off by the contractors at the end of the project will protect us for some time. The risk inspection forms provided were suitable.

17/03/232 **Buxworth Allotments Association**

The letting agreement between Buxworth Allotment Association and its members had been received but we are still awaiting the letting agreement between Buxworth Allotment Association and the Parish Council. These will be circulated for approval when received.

The Allotment Association have requested a communal shed on the 18th plot. It was agreed that this should be funded and maintained by the members of the association. They may place the shed on whichever plot is most convenient.

It was noted that Steve Goddard would start the work to rectify the alignment of the access paths on Thursday 30th March 2017 and also undertake the culvert bridge surface work. Four tonnes of additional stone would be required as the stone that had been left on site for this work had since been used on the playground.

17/03/233 **Community Centre Project**

It was noted that S106 monies cannot be used towards the building of the community centre but it could be used towards outside projects such as a playground or cycle track.

There was nothing to report on the National Lottery funding for Phase 1 but it is understood the decision is imminent.

17/03/234 **Annual Parish Meeting**

Information for setting the date of the Annual Parish meeting was received.

RESOLVED: To set the date and time of the Annual Parish Meeting as Thursday 11th May 2017 at 18:30 in the Parish Rooms. 7 days' notice must be given.

17/03/235 **Planning Applications**

The following planning applications were received and comments approved:

1. **NP/HPK/0217/0194** – Proposed general purpose agricultural building to replace existing shed building and storage container. Throstle Bank Farm, Over Hill Road, Chinley Mr Tim Hoggard. No objection.
2. **HPK/2017/0079** – Proposed chimney replacement, essential work. 6 Princes Road, Chinley. Mr Richard Harris. No objection.
3. **NMA/2017/0003** - Application for amendments to site entrance road and internal highway layout to meet DCC S.38 adoption requirements, Forge Bleach Works, Forge Road, Chinley. Whilst it is difficult to comment on the technical aspects of the road layout it is clearly in everyone's interest that the roads are formally adopted by DCC if the proper standards can be achieved and the Parish Council would support this in principle. It will save a lot of hassle later for the new residents. We would also like to use this opportunity to remind HPBC that the developers have still made no attempt to provide the

highway improvement works (e.g. painted footway on Green Lane) that they should have done prior to construction works commencing.

4. **HPK/2016/0692** - outline planning permission with all matters reserved for proposed residential development, land opposite Alders Meadow, Buxton Road, Chinley.

The Parish Council objects strongly to this application and urges that it be refused:

1. The description of the proposals is incorrect and misleading. The application is not for outline planning permission with all matters reserved, since the applicants are seeking reserved matters approval for the scale of development – specifically 38 dwellings. This is highly significant.

2. The Parish Council accepts the principle of housing development here but, through the Local Plan process, has consistently requested a design guide for the site. The site is highly prominent and sensitive. The eastern part will become the new entry point to the village and the western part adjoins, and affects the setting of, the conservation area. It demands much better treatment than this application proposes.

3. 38 dwellings is far too many for this site and represents a significant over-development. It makes a mockery of the Local Plan, which allocates the site for 13 dwellings.

4. The indicative layout and accompanying statements demonstrate a complete lack of understanding of the character of the area and good design principles and confirm the need for proper and effective design input before any details can be approved.

5. It would be quite wrong to approve 38 dwellings on this site without also being very clear about what is appropriate in terms of access, layout, design, materials, landscaping, boundary treatment etc. These matters are inter-related and should not be considered in isolation.

6. Although the indicative layout is not formally part of the application it is clear that the applicants, in seeking approval for 38 dwellings, are also seeking to gain acceptance of the general principles of their layout, access, house types etc. Amongst other things:

- the layout illustrates just how cramped and inappropriate 38 dwellings would be;
- the proposed 3-storey dwellings are completely out of place in this part of Chinley, which is characterised by one and (mainly) 2 storey development ;
- there are even 3 storey dwellings in the midst of rows of otherwise 2-storey terraces, which would just look ridiculous ;
- the eastern end of the site requires a particularly high quality building, announcing the entrance to the village, not the back of a pair of cramped-in semis ;
- the western part of the site needs to reflect its conservation area setting;
- the proposed boundary treatment of open ‘park’ type railings fronting Buxton Road is inappropriate. It requires the dry stone wall to be rebuilt and reinstated, as achieved with the adjoining Alders Meadow development;

- the development needs to be much better integrated with, and reflect the quality of, the Alders Meadow development;
- the materials of construction should be natural stone and slate and the houses designed to reflect the character of the area.

7. In conclusion, the Parish Council urges that this application be refused and requests that the Borough Council works with the Parish Council and the applicant to develop a high quality scheme befitting to the site and the area.

17/03/236 **Accounts for Payment**

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

Chq no.	Payee	Description	Amount
DD	Fleur Telecom	Broadband (Mar)	22.00
SO	Jackson Carpets Ltd	Rent 3 Lower Lane (Mar)	277.00
DD	Npower	Light/power 3 LL (Mar)	25.00
002625	Mrs B Wise	Clerks Account (Mar)	1,037.09
002626	HM Rev & Customs	PAYE & NI (Mar)	255.53
002627	HPBC	Litter Bin emptying 16/17	1,232.40
002628	DCC	Room Hire B'worth School	35.00
002629	Andy Thompson	Penny's Garden - Storm work	60.00
002630	E-ON	Electricity - Sq Green	47.64
002631	Peartree Print	Newsletter Print & Distribute	791.56
002632	Rosena Bankole	Parish Room Cleaning	15.00
002633	Ian Foster	Planters and Gr'ds main'ce	275.00
		TOTAL	£ 4,073.22

17/03/237 **Financial Risk Assessment 2016/17**

The meeting received the Financial Risk Assessment for 2016/7.

RESOLVED: To approve the Financial Risk Assessment as presented.

It was noted that should we move to using online banking then the risk assessment for next year would need updating.

17/03/238 **Internal Auditor**

It was advised that Barrie Woodcock's charges for the 2016/17 internal audit would be £35.65 per hour and mileage claimable at 37.5p/mile. The date for the internal audit was still to be confirmed.

RESOLVED: To approve Barrie Woodcock as internal auditor and the charges above for the 2016/17 internal audit.

17/03/239 **External Auditor**

The meeting noted that the date for the external audit had not, as yet, been received from the external auditor Grant Thornton.

17/03/240 **Buxworth Allotments**

Quotes provided for fencing to mark out the three cultivation strips into 6 plots each but left open at the path end for access.

RESOLVED: To approve the quote for posts with 2 plain wires at a cost of £750 plus VAT.

17/03/241 **Grants and Donations**

It was reported that £3000 had been budgeted for 2016/17. To date £52 had been donated to the Royal British Legion. £2948 was left to allocate before the end of the 2016/17 financial year.

Requests had been received from Chinley Primary School PTA, Chapel Mobile Physiotherapy, Derbyshire Children's Centre and Chinley Table Tennis Club. It was also agreed to support Buxworth Football Club, Buxworth Cricket Club and Buxworth Basin Heritage Trust subject to receiving their balance sheets by Friday 31st March 2017. It was decided not to support Derbyshire Children's Centre since no information had been provided as to the numbers of children in the parish that would benefit.

RESOLVED: To make the following donations totaling £2948 to be included with the March accounts:

Chinley Primary School PTA £1000, Chapel Mobile Physiotherapy £400, Chinley Table Tennis Club £300, Buxworth Football Club £400, Buxworth Cricket Club £400 and Buxworth Basin Heritage Trust £448.

17/03/242 **2017/18 Grounds Maintenance**

Grounds maintenance contract quotes were received and discussed. £15,000 was budgeted for the 2017/18 year for grounds maintenance. It was agreed that we needed to collect evidence that DCC were in fact meeting the contracted items. All contracts should be reviewed more thoroughly next year.

RESOLVED: To approve DCC 2.5% increase to the grounds maintenance Total annual contract fee £3025.80.

RESOLVED: To approve Hockerley Hall Farm contract for £600 for Buxworth picnic area mowing.

RESOLVED: To approve Ian Foster's quote of £2950 for hanging basket, planter, Squirrel Green garden and Station Approach work.

RESOLVED: To approve the quote arranged by Phil Manford for pitch maintenance and overseeding £3919.

17/03/243 **CAB Outreach**

A decision regarding funding of CAB outreach in Chinley was deferred in light of the updated information received from Linda Page and Cllr John Kappes in the Open Forum section.

Circular 04/2017: General - DALC Spring Seminar;
Local Council Award Scheme – awards in Derbyshire;
Proposals to extend the remit of the Local Government
Ombudsman to local (parish and town) councils;
Neighbourhood Planning update;
Increase to Statutory Redundancy Pay and Unfair
Dismissal Compensation;
Discounted copies of Arnold-Baker on Local Council
Administration, Tenth Edition by Paul Clayden;
Legal Topic Notes updates – LTN 5 and LTN 80.
(Circulated)

17/03/245 **Correspondence**

The following items of correspondence were received:

1. HPBC – link to agenda for meeting of Development Control Committee on 13/03/2017
2. PCSO Karen Green – notification of closure of Chapel Police Station.
3. Transport Group – notes from meeting at Chinley Station with Vicky Cropper, Community & Sustainability Manager for the Northern Rail Central Region, on 7th March 2017.
4. DCC Public health – Heart of Derbyshire awards press release notification.
5. Neighbourhood alert – notice of Man charged in connection with High Peak Burglaries.
6. Tony Brackenbury – Chinley F/P 26 dangerous landslip information from Peak and Northern Footpath Society complaint (DCC reference 8195445). He has requested a closure notice from DCC. The landslip is in the area of the Winch Stones on 2nd Cracken and is not the first one in this area. It was closed for several months four years ago. He suggests it should be diverted on safety grounds and there is a safe way to walk between the two levels taking an angled track a hundred metres or so to the south.
7. The Pensions Regulator – staging date when the law on workplace pensions comes into effect for Chinley Buxworth & Brownside Parish Council is 1st May 2017. Declaration commencement required now for completion after the staging date. Further action required by 12th June 2017 and by 2nd October 2017.
8. RBS – confirmation that mandate update to add the new clerk to the signatories has been successful.
9. Bugsworth Basin Heritage Trust (formerly IWPS)– notice of AGM on Saturday 8th April 2017 in the War Memorial hall, Kettlethulme at 10.30am
10. HPBC – Fly tipping report submitted 18th March 2017 regarding 3 large radiators dumped by Chinley Park gateway on Stubbins Lane. Requires removal.
11. Grant Thornton – information that Annual Return should be received by the end of March 2017 and to contact them if not received by 7th April 2017.
12. RBS – notifying opening hours changes of Chapel-en-le-Frith Branch from 05/06/17.
13. BT – Price increase notification.
14. DCC – Temporary road closure notification – Hayfield Road (A624), Chinley for 45 metres northward from junction with B6062 to facilitate

brickwork repair to the arch soffit. Between 2100hrs and 0600hrs on both Saturday nights 06/07 May and 13/14 May 2017.

15. Carol Evans – request use of Parish Rooms for weekend 15/16 July 2017 and possibly extending for a week if feasible, to mount a photography exhibition as part of the station’s 150 years celebrations.
16. WB Band – thanks for payment for Christmas event music provision.

17/03/246 **Reports from Working Groups – None**

17/03/247 **Reports from Council Representatives**

Cllr Rofer reported that Buxworth Schools’ Ofsted Inspection rating was ‘Good’.

It was noted that it had been disappointing that no Buxworth residents had attended the parish council meeting held in Buxworth last month. It was suggested that future meetings to be held in Buxworth should be better advertised.

PART II

17/03/248 **Human Resource Issues - None**

17/03/249 **Sale of Parish Land**

Cllr Walton reported that no further bids had been received from the interested parties.

RESOLVED: To confirm whether the parish council have access to the land at Buxworth.

17/03/250 **Thanks to Outgoing Clerk**

Thanks were given to Brenda Wise for her years of service to Chinley, Buxworth and Brownside Parish Council.

There being no further business, the meeting was concluded at 9.30pm

Signed as a true and correct record of the meeting.

Chairman

Dated.....