

## Chinley, Buxworth and Brownside Parish Council

### Minutes of the Parish Council Meeting

held on Thursday 26<sup>th</sup> June 2014, 7.30pm at the Parish Office, 3 Lower Lane, Chinley

**Present:** Councillors P Wilson (Chair) Mrs A Bramah, R O Drabble,  
Mrs A Phillips, Mrs C Rofer and W Smith.  
Clerk Mrs B Wise. County Councillor D Lomax. One member of the public.

#### 14/06/37 **Apologies for Absence**

Apologies for absence were received from Cllrs A Knox, Mrs J Pettitt, M Walton and I Westall.

#### 14/06/38 **Declaration of Members Interests –None**

#### 14/06/39 **Community Police - None**

#### 14/06/40 **County Councillor**

County Cllr Lomax reported that there had recently been 2 hits on the bridge at New Smithy and he was awaiting costings for the Sat Nav signs, which need to have pictures of crossed out Sat Navs on them. Environmental Health were dealing with the rats that had been causing problems since being disturbed by clearance work at the Forge Works site.

#### 14/06/41 **Open Forum**

Mr Jack Hardman addressed the council on behalf of the Buxworth Village Olympics organisers expressing surprise about additional measures requested regarding vehicle access for transporting marquees and bouncy castle to Buxworth recreation ground after 19 years of preparing for this annual event. He confirmed that although he felt it completely unnecessary, they were proposing to address the highlighted situation by temporarily spanning the marked strip where the track crosses the pipeline with large metal plates.

#### 14/06/42 **Buxworth Village Olympics Fun Day**

**RESOLVED:** To change the order of business of the meeting and deal with item 6(b) Buxworth Village Olympice Fun Day next.

Cllr Wilson explained the situation that had resulted in the need for the Parish Council to request that the additional information be considered and addressed by the Risk Assessment for the event in order that council could properly consider the application for use again this year and thanked Mr Hardman for bringing details of the proposals to the council meeting.

The application for use of Buxworth Recreation ground for the Buxworth Village Olympics, including additional Risk Assessment information was received.

It was noted that the identified vehicle access risk would be mitigated by the proposed measures in the Risk Assessment provided.

**RESOLVED:** To approve use of the Buxworth Recreation Ground for the Buxworth Village Olympics Fun Day by Buxworth War Memorial Club Olympics Committee on Saturday 12<sup>th</sup> July 2014 between 10am and 7pm.

14/06/43 **Minutes of the Annual Parish Council Meeting held on 22<sup>nd</sup> May 2014.**

**RESOLVED:** That the minutes of the Parish Council Meeting held on 22<sup>nd</sup> May 2014 be approved for signature of the Chair as a true and correct record.

It was noted that Cllr Mrs J Pettitt had volunteered to be a Friends of Chinley Park Liaison representative with Cllr Westall.

14/06/44 **Chair's Progress Report**

The Chairmans report was received. It was noted that this was based on open items from the April and May meetings and would be extended backwards to pick up on any items outstanding from previous meetings.

It was noted that a playground visual inspection rota needs to be established by Cllrs Westall, Wilson and the Clerk; Cllr Smith had spoken to the electrician about the work required to the Squirrel Green lights; potential tenants for the grazing land needed to be contacted.

14/06/45 **Clerk's Report**

The Clerk's report was received.

14/06/46 **Playground Inspection Reports for June**

The HPBC Playground and cycle facility Inspection Reports for June were received. It was noted the split belt swing at Buxworth was still being monitored and the wooden panels on the roundabout at Chinley were in poor condition. The Clerk had asked Phil Manford to quote for work required on the Chinley roundabout. Otherwise all was in good working order at both sites.

The first of the agreed visual reports, which were to be introduced weekly, was received from Cllr Westall and noted.

**RESOLVED:** To ask Cllr Smith to investigate adjustment to the spring on the Buxworth Playground entrance gate to ensure that it closes fully and within 18 seconds. To ask HPBC to replace the damaged belt swing at Buxworth and check the twist in the chain of the child's swing.

**RESOLVED:** To add ordering of signs for the playgrounds, to those for dog fouling, keep access clear and Sat Nav warning.

14/06/47 **Chinley Summer Fete**

The meeting received copies of the Parish Open Spaces Agreement from the Community Association for the Summer Fete.

**RESOLVED:** To approve use of Chinley Playing Fields by the Community Association for the Summer Fete on July 13<sup>th</sup> 2014 between 8am and 5pm subject to receipt of the Risk Assessments, Insurance provision and licence/Temporary events notice information.

14/06/48 **DCC Street Lighting Consultation**

It was agreed that comments from members as individuals would be more appropriate to the consultation as presented.

14/06/49 **High Peak Local Plan**

**RESOLVED:** To approve submission of the objections and comments (listed below) formulated by the full council working group on 29<sup>th</sup> May 2014.

**High Peak Local Plan Submission Version – Objections**

**Policy H3 – Housing Allocations - Buxton Road, Chinley (C13)**

The Parish Council does not object to the principle of residential development on this site but objects to the lack of detail in respect of design and layout to achieve a high quality development that respects the distinctiveness of the area. The site needs a design brief.

This site will become the new entry point into the village from the east. It is a prominent site and requires the highest quality development, in terms of design, appearance, access, layout, building materials, boundary treatment and landscaping, as well as those often forgotten elements such as bin storage. It requires a properly thought out and planned development, and not a piecemeal development of individual plots.

The recent affordable housing scheme adjoining the site (Alders Meadow), developed by a local housing association, is well designed and uses natural stone materials. It also allows for potential access through the site to any future development. The stone walling fronting Buxton Road was rebuilt, which helped to create a high quality development. Any development of the adjacent land should aspire to a similar quality.

Unfortunately, history suggests that, faced simply with responding to a planning application or planning applications for the site, the result is likely to be mediocrity. Our concern is that the local planning authority, despite their best efforts and the policy provisions of EQ 5, will inevitably be on the back foot and unable to achieve the quality that the site warrants without a design brief in place.

### Modification sought

A commitment in the Local Plan to a design brief for the Buxton Road, Chinley site (C13), developed in consultation with parish council and local community, in order to inform and guide development proposals on this important site and achieve the quality of development required.

### **Policy DS 9 – Britannia Mill, Buxworth**

The Parish Council does not object to the principle of this development but objects to the lack of clarity in respect of the proposed recreational and tourism development. In particular:

- The greenfield land to the east of the former mill complex (brownfield land) referred to in Policy DS9 for recreational purposes to support tourism at Bugsworth Basin is not identified on the Policies Map
- There is no guidance as to what form of tourism and recreational development is anticipated – for example, a high quality development of wooden chalets in keeping with the surrounding woodland would be acceptable to the parish council but a caravan site, with the visual and highway problems that this would bring, is likely to be out of keeping with this sensitive area.
- There is no reference to the construction of a new pedestrian access to Bugsworth Basin from the recreational/tourism site, which we understand to be an essential part of the plans in order to ensure that the development genuinely supports tourism development at the Canal Basin.
- There is nothing in the Plan to ensure that, if the residential development is constructed early on, as suggested by the Plan, the tourism and recreational development will actually be implemented. Re-assurance is sought that a mixed development, which will genuinely help the local economy, is achieved rather than simply a new housing development in the green belt.

### Modification sought

Additions to Policy DS 9 (Britannia Mill, Buxworth) to clarify the physical extent of the site; to ensure that any recreational and tourism development is of the highest design quality and in keeping with the woodland setting; and to put in place mechanisms to ensure that the recreation and tourism development, which is supported because of its potential benefits to the local economy and to Bugsworth Basin in particular, will actually be implemented.

## **Neighbourhood Planning – paras 1.9 to 1.11**

Chinley, Buxworth & Brownside parish adjoins the Chapel-en-le-Frith Neighbourhood Plan, which the Parish Council has generally supported. However, there are several inconsistencies between the High Peak Local Plan and the Neighbourhood Plan in areas adjoining our parish which are likely to result in confusion if they are not addressed at this stage. More specifically:

- The area designated by High Peak Borough Council for the Chapel-en-le-Frith Neighbourhood Plan on 11<sup>th</sup> April 2013 includes land within Chinley, Buxworth & Brownside parish within and to the south of Buxworth village. (N.B. the parish boundary was amended by the Borough Council in 2008 following local consultation and is now correctly shown in the Examination Version of the Neighbourhood Plan but the HPBC neighbourhood area designation plan is still incorrect).
- Both the Chapel Neighbourhood Plan (Policy EP3 - Existing Employment Sites) and the High Peak Local Plan (Policy E3 - Primary Employment Zones) include the Stephanie Works in Chinley and Whitehough as an existing employment site. The parish boundary runs through the site. However, whilst the intent of the policies is similar the detailed wording relating to the site differs between the two plans. This is confusing and could lead to one part of the same site being treated differently from another part.
- The Chapel Neighbourhood Plan designates Eccles Pike and its hillsides as a Special Landscape Area. The High Peak Local Plan no longer designates Special Landscape Areas, relying instead on ‘Landscape Character Areas’ (Policy EQ2) for landscape protection. There is no discernible difference in appearance between that part of Eccles Pike overlooking Whitehough (in the Chapel Neighbourhood Plan area) and that overlooking over Buxworth (in the High Peak Local Plan area). This means there are two different policies applying to precisely the same hillside and landscape unit. This is confusing. It makes no sense for two different policies to apply to the same landscape unit.

### Modification sought

That the High Peak Local Plan and the Chapel-en-le-Frith Neighbourhood Plan be made fully consistent with each other in respect of both the area covered by the Neighbourhood Plan and the planning policies applying on the fringes of Chinley, Buxworth & Brownside parish.

14/06/50 **Planning Applications**

The following planning applications were received and comments approved:

1. HPK/2014/0215 – formation of new front entrance doorway; erection of single storey front porch and covered entrance extension; erection of single storey cycle store front extension; formation of new external front ramped-steps access; and formation of 2 no. on-site vehicle parking bays, including partial ground remodelling at “Porto View, Stubbins Lane, Chinley. No objections.
2. HPK/2014/0164 – proposed outline permission for residential development of 2 no. detached houses at land rear of 11 Brierley Green, Buxworth. Object on the grounds that the site lies outside the defined settlement limits of Buxworth and would form an unnecessary and undesirable intrusion into the countryside. The development would therefore be contrary to the policies of the High Peak Local Plan.
3. HPK/2014/0283 – proposed minor extension to create a dormer and roof terrace at first floor level. Crown & Mitre, Hayfield Road, Chinley. No objection.

It was noted that the Take Away had been approved and an appeal against refusal of planning permission for application HPK/2014/0116 at 61 Lower Lane, Chinley has been made by Ms Julia Mycock.

14/06/51 **Accounts for Payment**

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

Chq no.	Payee	Description	Amount
DD	Talktalk	Broadband (June)	22.00
SO	Jackson Carpets Ltd	Rent 3 Lower Lane (June)	277.00
DD	Npower	Light/power 3 LL (June)	62.00
002320	Mrs B Wise	Clerks Account (June)	896.51
002321	Post Off. Ltd(HMR&C)	PAYE Inland Rev. (June)	240.38
002322	Post Office Ltd(E-on)	Sq Green Electricity	32.91
002323	ABC'ers	Corporate M'ship 2014	50.00
002324	Ian Foster	Planting 16 wall baskets	400.00
002325	HPBC	Clean B'wth safety surface	72.00
002326	Jackson Carpets Ltd	Night rate Electricity	337.99
002327	Plantscape	5x 3tier Planters (planted)	1074.00
		<b>TOTAL</b>	<b>£ 3,464.79</b>

14/06/52 **Playground Inspections & HPBC Playground Service Level Agreement**

The meeting received costs for playground inspections from RoSPA and High Peak Borough Council and details of the available budget. It was noted that three visits in April, May and June had already been carried out by the Borough Council.

**RESOLVED:** To approve RoSPA's out of sequence annual inspections for playgrounds at Buxworth and Chinley and cycle facility at Chinley as soon as possible at a cost of £348 +VAT and their in schedule annual inspections starting in May 2015 at a cost of £195 (£65 per site) +VAT.

**RESOLVED:** To reduce the High Peak Borough Council monthly inspections costing £95.28 per visit to a total of 7 visits for 2014/2015 – Total cost £666.96 and to make these visits quarterly for 2015/16.

It was agreed the remaining four visits to be July and three more by agreement with HPBC.

14/06/53      **Buxworth Allotment Project**

It was noted that the General Purpose Group had still to meet with Steve Goddard to instigate commencement of the Allotment Project Planning Application work with direction on the first stage of work to the access track and investigate alternative siting for car parking provision.

It was agreed that it would not be wise to install the bench in the designated picnic area until the grass had been mown and it was noted that mowing of the picnic area needed to be added to the DCC mowing contract.

It was agreed that the whole project with a detailed plan needed to be established by the Project Group. Cllr Bramah agreed to investigate acquisition of a proper planning map.

14/06/54      **Buxworth Land Management**

The meeting received information on the need to carry out any flailing work before the grass becomes so long as to make the task difficult, whilst balancing this with encouragement of wildlife habitat and native wildflowers and discouraging invasive species.

A repeat of the 2013/14 flailing quote of £470 +VAT was received.

The Clerk further advised members that efforts to eradicate Himalayan Balsam from the site appeared to have been successful in the area close to footpath 20. However the footpath would benefit from cutting back of other tall vegetation which was impeding passage slightly and clearance of the stepped area.

**RESOLVED:** General Purpose Group, using Derbyshire Wildlife Trust guidance, to identify area(s) to allocate as butterfly meadow and Steve Goddard to be advised of the area not allocated to be flailed as soon as possible at a cost of £470 +VAT.

**RESOLVED:** Quotes for vegetation clearance of footpath 20 be requested as part of the Minor Maintenance Scheme allocation.

14/06/55 **Buxworth Recreation Ground**

The meeting received information from Cllr Smith about improvements to the banking between the Recreation Ground and the Memorial Club car park and area adjacent to the football pitch as proposed by Jonathan Smith for completion by him at no cost to the Council.

**RESOLVED:** Jonathan Smith be asked to present written proposals to Council.

14/06/56 **Derwent Square Seat**

The meeting noted that the General Purpose group had addressed the problem of damage, apparently caused by grass mowing machine, to the seat on Derwent Square and it was now useable again and would not need replacing.

It was agreed that the General Purpose Group should investigate suitable alternative locations for the new seat.

14/06/57 **Training**

**RESOLVED:** To approve Clerk's attendance of DALC Financial Regulation Training at Hayfield Cricket Pavilion on 15<sup>th</sup> July 2014 costing £20.

14/06/58 **Station Platform Planters**

The meeting noted that Ian Foster wished to improve the Station Platform floral display by replacing the compost in the planters and replanting them at an estimated cost of £150.

**RESOLVED:** To approve £150 expenditure for re-composting and replanting the Chinley Station platform planters by Ian Foster.

It was noted that the Station approach was also in need of attention, but Ian Foster had advised that he would be unable to undertake this work during the current year.

The general purpose group agreed to investigate carrying out maintenance work on the station approach and removal of planters from lamp columns.

14/06/59 **DALC – June 2014**

Circular 10/2014: Financial Regulations Training;  
Protocol on the Recording and Filming of Council and  
Committee Meetings;  
Vacancies. **(Circulated)**

Circular 11/2014: Keeping of Documents **(Circulated)**

Circular 12/2014: DALC Annual Executive Meeting & AGM Circular  
**(Circulated)**

Circular 13/2014: DALC President (**Circulated**) (**No Nominations**)  
Circular 14/2014: General Circular - Financial Regulations Training;  
SLCC DALC Networking lunch;  
CLG Com Dev Foundation;  
CPRE Local Authority Survey re Lighting;  
Proposals to DCLG Under Sustainable Communities;  
Marie Curie Nurses;  
Vacancies;  
Training (**Circulated**)

14/06/60      **Correspondence**

The following items of correspondence were received:

1. Inside Government - notice of meeting in Central London on Wednesday 25<sup>th</sup> June – Local Resilience 2014: Building Capacity, Planning for Emergencies. (**Circulated**)
2. DCC – Temporary Road Closure Notice: A6 Barmoor Clough 14<sup>th</sup> July to 25<sup>th</sup> July 2014 1900hrs to 2200hrs each weekday night from junction with A623 to junction with B5470 to facilitate embankment stabilization works. (**Displayed**)
3. Ecocentre Derbyshire – notice of course – The History and Mystery of PROW- 10<sup>th</sup> June 10.00am to 12.30pm. (**Circulated**)
4. Western Power Distribution – information about preparing for a power cut or emergency. (**Circulated**)
5. Derbyshire Business Help – invitation to complete survey on the future of the rural economy. (**Circulated**)
6. Cllr Wilson – copy of relevant information from High Peak Local Plan – Submission Version (April 2014)
7. A E Tolhurst – copy (for information) of letter to Isobel Mulligan (DCC) expressing concerns about changes to Double Yellow Lines Lower Lane impinging on 28 Lower Lane.
8. Buxworth Memorial Club – informing date chosen for Village Olympics Fun Day as Saturday 12<sup>th</sup> July 2014, expressing hope the recreation ground can once again be used and requesting the grass be cut for the day and the bins emptied. They will send Risk Assessment, Events Licence and Fee on our confirmation of the date. (**Agenda**)
9. Inside Government – invitation to strategy discussion forum ‘ Asset Management 2014: Transforming the public Sector Estate’ taking place on Thursday 11<sup>th</sup> September 2014 in Central London. (**Circulated**).
10. HPBC – proposal for next Parish Liaison meeting to be held on Tuesday 30<sup>th</sup> September. Venue to be arranged, offers and agenda item suggestions requested.
11. Gill Westall – information about arrangement by Northern Rail of Chinley Station Car Park meeting with Andrew Bingham on Friday 27<sup>th</sup> June at 12.30pm. (**Circulated**)
12. Gill Westall – Northern Franchise Consultation document (86 pages) for discussion at the Transport Partnership meeting on Thursday 24<sup>th</sup> July for transport group comments. (**Circulated**)
13. Local Council Review – summer 2014 edition.

14. High Peak CVS – Small Groups Project newsletter View from the Peak.
15. Inside Government – invitation to ‘The Future of UK High Streets’ in London(**Circulated**)
16. Peak District NPA – Annual parishes Day: Saturday 18<sup>th</sup> October 2014 – ‘Vibrant Villages’ invitation for two representatives at Aldern House, Bakewell 10.15 to 4.00pm. preceded by Peak park Parishes Forum AGM starting at 9.30. (**Representatives?**)
17. NDVA – network newsletter. (**Circulated**)
18. Local Works – request for Parish council to submit a proposal under the Sustainable Communities Act asking government to give our level of council the right to sell electricity.
19. Post Office – invitation to tell them what we think about changes to the Post office in Chinley.
20. Canal & River Trust – information about Bugsworth basin oral history project.
21. Chinley Allotment Association – thanks for recent use of the Parish room for a meeting and request for further use on Wednesday 30<sup>th</sup> July 2014 at 20.00hrs.
22. Derbyshire Sport – information about offer from Badminton England (**Circulated including CA**)
23. Women’s Sport Net – information about teaming up with Breakthrough Breast Cancer to support ACTIVEMapX (**Circulated including CA**)

14/06/61      **Reports from Working Groups - None**

14/06/62      **Reports from Council Representatives – None**

14/06/63      **Grounds Maintenance**

Cllr Smith advised members that DCC had made the first maintenance visit to Pennies Garden in mid June and the operative had informed him that there was only one visit scheduled and this was it. The Clerk agreed to investigate.

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

Signed as a true and correct record of the meeting.

Chairman .....

Dated.....