

CHURCH BROUGHTON PARISH COUNCIL
PARISH COUNCIL MEETING HELD BY TELEPHONE ON THURSDAY 14TH
JANUARY 2021

Those present:

Councillor Spalton-Chairman
Councillor Pedley
Councillor Redfern
Councillor Wallis
Councillor Woodhall

In attendance:

Helena Steeples-Clerk

104.0 APOLOGIES

DDC Councillor Patten due to Council meeting.

105.0 PUBLIC BODIES

None.

106.0 OUTSIDE BODIES PARTICIPATION

None.

107.0 REPORTS FROM DISTRICT & COUNTY COUNCILLORS AND POLICE

None.

108.0 TO RECEIVE & APPROVE REQUESTS FOR DISPENSATIONS FROM MEMBERS ON MATTERS IN WHICH THEY HAVE A DISCLOSURABLE PECUNIARY INTEREST

Councillor Spalton declared an interest in item 110.7.

109.0 MINUTES OF THE LAST MEETING

The minutes of the meeting held on Thursday 3rd December 2020 were read, approved and signed. Proposed by Councillor Spalton and seconded by Councillor Pedley.

110.0 MATTERS ARISING

110.1 COMMUNITY PLAN UPDATE OF METHODIST CHAPEL

Councillor Pedley reminded Councillors that in May 2020 the negotiations to lease the Methodist Chapel and Schoolroom were awaiting the outcome of a review by the building owners to see if an exemption could be obtained to the requirement of a minimum EPC grade E. The requirement arises because of a formal change of use of the building from a place of worship to a place solely for community use under a lease. The Methodist Circuit has just this week advised us that an exemption to the EPC requirement will not be allowed, and they have decided to put the building up for sale. Consequently, leasing the building is no longer possible. The substantial investment which would be necessary to bring the thermal efficiency of the building to the required standard is probably the most influential factor in this decision.

The Parish Council had already decided at its December 2020 meeting to reduce the PC tax precept for 2021 to previous levels, until it became clearer whether a lease could be finalised.

Councillors were reminded that previously the Methodist Chapel had been listed as a Community Asset. This gives the community 6 months in which to put together a bid, if they so wish, before the owners may place the property on the market. It does not give the parish first chance to place a bid. As the lease is no longer an option

Councillors agreed to seek views of parishioners on a) how much interest there is in putting together a bid to buy the building under the rules which govern the building as an Asset of Community Value and b) what to do with the funds collected during 2020 which were intended for the lease of the building.

Councillor Pedley had drafted a notification for Parishioners which was agreed upon and the Clerk was asked to place on village email.

Councillor Pedley to investigate what funding is available to help a Parish Council or village purchase a building e.g., Public Works Loan

Councillors asked if the “Pop up shop” was making any money and were advised that it does and it has its own bank account.

Councillors asked who had valued the property previously and if a new valuation should be sought. An informal value had been received of between £150,000 to £200,000. Also, a valuation would be required to ascertain how much would be required to undertake basic work e.g., replacement of kitchen and electrics.

110.2 RISK MANAGEMENT

Parishioner had sent an email re parking on the junction of Main Street/Old Hall Lane and Boggy Lane. DCC Councillor Patten had forwarded the email to the relevant person and they had responded informing us that it depended where people were parking; it was a matter for the police; and as no accidents had been reported nothing would be done. Clerk asked to forward response to parishioner. ACTION: CLERK

Parish Councillors were very aware that as more people were working from home, more vehicles were being left on roadsides. Also, when vehicles with SORN are reported no action is taken.

110.3 MISSING BOLLARD

Councillor Pedley advised that officials had visited the site, but no replacement had yet been installed.

110.4 NEW PLAYING FIELD

No items to discuss.

110.5 OVERGROWN HEDGES/VERGES

SDDC had responded the Church Broughton’s verges are all DCC highways verges and are cut by SDDC on their behalf twice yearly between March & September. Due to the first lockdown no verge cutting took place for 2 months and this put them behind. The verges were cut the required number times and whilst the grass wasn’t growing on the last cut and if they had left the verges until early spring it would be more difficult to deal with.

Councillors discussed response and agreed to monitor this year.

Councillor Pedley had been contacted by Fiona Galbraith who informed him that the property manager for the Etchelles had assured her that the required work had been

costed and budgeted approval was being sought. Councillors to monitor. ACTION:
ALL

110.6 SEEDING OF VERGES

SDDC have advised that a Cultivation Licence has to be granted for wildflowers to be sown on verges. Councillors agreed not to pursue.

110.7 READING ROOM LAND

No update.

110.8 REPLACEMENT FRUIT TREES

Councillor Woodhall confirmed all trees planted.

110.9 SNOW WARDEN

Councillor Woodhall advised that she had placed grit on pavements during recent icy weather and this was welcomed by several parishioners. The new grit received had been bagged damp. Therefore, the pushable gritter could not be used and the grit was laid manually. Both road grit boxes are full but have also been used as rubbish bins! Councillor Woodhall confirmed she was happy to continue as the Snow Warden.

111.0 CORRESPONDENCE

None.

112.0 PLANNING APPLICATIONS

112.1 DMPA/2020/1094 – OUTLINE APPLICATION (MATTERS OF ACCESS, LAYOUT, SCALE, APPEARANCE AND LANDSCAPING RESERVED FOR LATER CONSIDERATION) FOR THE ERECTION OF 2 DWELLINGS ON LAND TO THE REAR AND NORTH WEST OF THE COTTAGE AND 2 SAPPERTON LANE, CHURCH BROUGHTON

Several parishioners had informed the Parish Council of their views – for and against.

Councillors discussed the planning application, and it was agreed to send a letter of objection for the following reasons:

1. Not in any residential footprint
2. Sapperton Lane already suffers from very bad flooding, not only the lane but also properties along the lane. Please visit the site asap to view current flooding!
3. Poor visibility of access to site.
4. Additional traffic on a very narrow lane
5. Not in keeping with other properties in vicinity.

112.2 THE ERECTION OF AN EXTENSION AT 4 BROUGHTON CLOSE, CHURCH BROUGHTON.

No objections.

113.0 FINANCE

113.1 FINANCE REPORT

A finance report as at 1st January 2021 was circulated.

113.2 CLERKS SALARY £204.16 LESS TAX = £163.36

It was proposed by Councillor Spalton and seconded by Councillor Wallis to pay the clerk. Cheque serial number 001225 issued.

113.3 J HARDY LENGTHSMAN £68.90

It was proposed by Councillor Wallis and seconded by Councillor Spalton to pay Mr Hardy. Cheque serial number 001226 issued.

113.4 D WALLIS LENGTHSMAN £55.76

It was proposed by Councillor Spalton and seconded by Councillor Wallis to pay the Mr Wallis. Cheque serial number 001227 issued.

113.5 D PEDLEY EXPENSES TOTALLING \$£26.00

It was proposed by Councillor Wallis and seconded by Councillor Spalton to refund Mr Pedley for the purchase of solar lights and land registry fees. Cheque serial number 001228.

113.6 PRECEPT

The clerk distributed a budget breakdown for the current financial year which Councillors viewed and asked relevant questions. Councillors discussed current and future expenses for the forth coming year. It was noted that not all funds raised from the Precept last year had been used. Therefore, it was agreed not to increase the Precept by inflation. Also, it was agreed as the additional £5000 raised by increased on the Precept last year to cover the rental of the Methodist Chapel and Schoolroom had not been used, the Precept would revert to the level set in 2019/2020 of £7650. After discussion it was agreed to set the Precept at £7650 for the next financial year. Form A signed by Chairman and Clerk. ACTION: CLERK

113.7 WOODHALL MINOR MAINTENANCE WORK

Mr Woodhall has confirmed he will undertake the Minor Maintenance work on Littlemeadow Lane & Badway Lane.

113.8 CONCURRENT EXPENSE CLAIM FORM

Form not yet completed.

114.0 REPORTS

114.1 ROADS

Clerk to report potholes on unnamed road on Heath Top.

114.2 FOOTPATHS/MINOR MAINTENANCE

Items to be reported:

1. Footpath 34 – top of Badway Lane, Church Broughton – the footpath sign is down.
2. Footpath 3 – Bent Lane to Littlemeadow Lane – footpath sign propped up.
3. Footpaths 1) From Main Street to Meadow Rise and 2) From Main Street alongside school, both have moss growing on them. Could this be treated.

4. The fence which borders the footpath from Old Hall Lane to Meadow Rise is damaged and needs repairing.
5. The wooden footpath sign at the end of the footpath which runs from Main Street to Meadow Rise has rotted off and is lying on the ground.

Councillors to check the solar lights are working on the footpath between Main Street and Meadow Rise. ACTION: ALL

115.0 POLICIES

No items to discuss.

116.0 ITEMS FOR THE CALENDAR

None.

117.0 CHAIRMANS NOTICES

1. Thank you letter for the donation from the Wine & Roses group
2. Damaged road sign on Church Road has been reported and will be replaced.
3. Parishioner advised that a dog bin had not been emptied. This was reported to SDDC who are investigating.
4. Maintenance of garages on Old Hall Lane – SDDC have reported the garages have been surveyed with regard to their inclusion in their planned external programme.
5. Query rebuilding behind Brandon's Poultry on Heath Top. DCC Councillor Patten had been asked to investigate why the parish council was not informed of the building which was erected. ACTION: CLERK

118.0 DATE OF NEXT MEETING

To be held on Thursday 4th February 2021