**CHURCH BROUGHTON PARISH COUNCIL**

**PARISH COUNCIL MEETING HELD ON THURSDAY 6TH OCTOBER 2021**

Those present: In attendance:

Councillor Spalton-Chairman Helena Steeples-Clerk

Councillor Pedley

Councillor Speake

Councillor Woodhall

Councillor Thorpe

DCC Patten

SDDC Smith

1 Parishioner – Mr Shirley

**89.0 APOLOGIES**

Apologies were received and accepted from SDDC Councillor Lemmon.

**90.00 PUBLIC PARTICIPATION**

Mr Shirley gave a summary of the meeting held between Mr Malcolm Roseburgh from SDDC and the residents of Auden Close, Fearne Close and Boggy Lane which are adjacent to the open space in Auden Close. The purpose of the meeting was to discuss the maintenance of grass and trees in the open space. The land was originally proposed as Public Open Space by the developer Farmer and Ball Ltd, who went into administration. Due to Farmer & Ball going into administration the land was not transferred and the land became Crown property. As the Crown has not taken any responsibility for the land, SDDC have been cutting the grass and undertaking work on shrubs and trees for the past 30 years. Recently upon asking SDDC to undertake tree work, SDDC suggested a meeting to discuss options as they did not wish to continue maintaining the trees, without clarity of land ownership. The options were as follows:

1.Parish Council to take ownership of the land and maintenance of it

2.Residents form a management company to manage maintenance

3.SDDC take ownership of land and continue to maintain it

Residents are very worried about liability if property or anyone becomes injured on the land. SDDC have set a precedent by maintaining the grass and trees over the past 30 years. Mr Shirley confirmed that on the original sales documentation the land is shown as Public Open Space. Mr Shirley handed over his own personal letter to DCC Patten re the land.

Councillors were aware that a letter on behalf of the residents would be sent to the Parish Council.

Parish Council will issue a letter to SDDC upon receiving the letter from residents. It was also agreed that the Parish Council would write to Councillor Patten seeking support for the proposal for SDDC to take formal ownership and responsibility of the land and trees.

**91.0 OUTSIDE BODIES PARTICIPATION**

None.

**92.0 REPORTS FROM DISTRICT & COUNTY COUNCILLORS & POLICE**

DDC Patten advised that the Community Grant fund has been increased to allow her to give donations to Parish Councils to help parishes celebrate the Queens Platinum Jubilee in 2022. Parishes are invited to submit bids.

DDC Patten & SDDC Councillor to investigate the public rights of way on Boggy Lane after a query raised by a resident.

The missing bollard on Sapperton Lane has not yet been replaced. Councillor Pedley to forward the previous emails to DDC Patten. ACTION: COUNCILLOR PEDLEY

DCC Patten to confirm with Clerk a date to meet with highways. ACTION: DCC PATTEN & CLERK

DDC Patten confirmed that a grant of £25,000 from the Community & Environmental Partnership Grant has been awarded to Church Broughton Parish Council to support the attempt to purchase the Methodist Chapel and Schoolroom for use as a community centre. Currently there is no village hall type space in the village and the purchase of the old Methodist Church building will provide a base for a variety of community activities. A letter of confirmation to follow.

SDDC Councillor Smith reported:

South Derbyshire residents, schools, community groups and organisations are being given an opportunity to mark the Queen’s Platinum Jubilee as our popular Free Tree Scheme returns for another year in partnership with the National Forest Company.  Households can ask for up to two trees. Schools, organisations and community groups can apply for up to ten.  Trees ordered in October will be available for collection on fixed dates in early December.

Once people have planted their trees, they can support the Queen’s Green Canopy by adding them to the project’s [online virtual map](https://eu-west-1.protection.sophos.com?d=queensgreencanopy.org&u=aHR0cDovL3d3dy5xdWVlbnNncmVlbmNhbm9weS5vcmc=&i=NjA5NWFhNTk0OTljZjI0ODM5OGE5M2Q2&t=cm01YmZWMGJuWjBsNFJZSS9rYXZHQ1VLVlN4c0lCdkxKWlVDUDcwOGdPRT0=&h=0b819f4b589a4a2696108054fe8d4233).  Applications can be made online at [www.southderbyshire.gov.uk/freetreescheme](https://eu-west-1.protection.sophos.com?d=southderbyshire.gov.uk&u=aHR0cDovL3d3dy5zb3V0aGRlcmJ5c2hpcmUuZ292LnVrL2ZyZWV0cmVlc2NoZW1l&i=NjA5NWFhNTk0OTljZjI0ODM5OGE5M2Q2&t=cEYrcGt5L3ZRVEpIb1l2Q0RhVHcvQ3ZRZkh0eTlsQXhoZmxaK1Z0VitUWT0=&h=0b819f4b589a4a2696108054fe8d4233) or by calling 01283 595795.

Applications will be open from **9am Monday 4 October** until midnight on Sunday 31 October. This will be on a first-come, first-served basis.

Business start-up and Business support grants for those that have started a new business in the last year.  Grants up to £10,000 which are aimed at those that have started a new business venture. [www.derbyshire.gov.uk/visionderbyshirebusinesssupport](http://www.derbyshire.gov.uk/visionderbyshirebusinesssupport)

South Derbyshire Business Advice Service are running a session for those that have recently sent up a business, become self-employed or are considering doing so.  The session will be run via Microsoft Teams on **Tuesday 12th Oct 4.30pm – 7pm** for further information and to book email: business@southderbyshire.gov.uk

New Mapping Portal.  Information to all residents on grass cutting, bin collections, street cleaning, litter and dog bins, grit bins and Public Rights of Way.  [www.southderbyshire.gov.uk/mymaps](http://www.southderbyshire.gov.uk/mymaps)

Rosliston Forestry Centre.  Rosliston Rangers = Volunteer Rangers meet on the 2nd and 4th Tuesday in the month 10am – 3pm to work on projects in and around the site.

* Rosliston Drop-in Gardening – meet every Monday 2pm – 4pm to learn and enjoy gardening whilst also getting fit.

Councillors asked for assistance on a natural spring water leak on Badway Lane. Councillor Thorpe advised that many times he has reported a leak and requested potholes to be filled caused by the spring water lifting the tarmac. DCC Patten to report. ACTION: DDC PATTEN

**93.0 CO-OPTIONS OF PARISH COUNCILLOR**

Mr Thorpe explained that he moved to the village approximately 6 years ago and would now like to contribute to the parish. Councillors all agreed to co-opt Mr Thorpe.

**94.0 SIGN DECLARATION OF ACCEPTANCE OF OFFICE FORM &**

**95.0 COMPLETE REGISTER OF MEMBERS INTEREST FORM**

Councillor Thorpe to complete forms and return.

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

None declared.

**97.0 MINUTES OF THE LAST MEETING**

The minutes of the meeting held on Thursday 2nd September 2021 were read, approved and signed. Proposed by Councillor Spalton and seconded by Councillor Pedley.

**98.0 MATTERS ARISING**

**98.1 COMMUNITY PLAN UPDATE**

The Annual Parish Meeting and a Community Led Plan meeting was held on 1st October. Councillor Spalton welcomed everyone to the meeting and summarised the Parish Council’s activities during the past 1 ½ years. The meeting was well attended by active members of the village. The vacancy on the Parish Council was advertised and subsequently Mr Thorpe approached the Council about the vacancy. Mr Weil gave a presentation on the activities of the Community Plan and asked for parishioners to join various groups.

Councillor Pedley updated the meeting on the progress of the application to buy the Methodist Chapel. Concern was raised that groups were not able to use the facility for activities and with the approaching inclement weather use of the building would be greatly appreciated. Councillor Pedley advised that he had made requests of the Methodist Circuit to allow use of the building for other activities but that the primary focus had been on the negotiations to attempt to buy the Chapel.Councillor Pedley said he would contact the Methodist Circuit Representative Andrew Hawkins again and ask for this to be re-considered.

**98.2 METHODIST CHAPEL UPDATE**

Councillor Pedley advised that SDDC have approved a grant of £25,000 from the Community & Environmental Partnership Grant; and approval had been granted by the Ministry of Housing for the Parish Council to take out a Public Works Loan of £75,000.. Talks with the Methodist Chapel are positive. The Parish Council now needs to appoint an independent valuer. Quotes have been received from:

David Brown Property: £650 plus VAT,

Raybould and Sons: £700 plus VAT,

Gadsby-Nichols: £550 plus VAT

Councillor Pedley advised that there may be a conflict of interest for Gadsby Nichols to act for the Parish Council as they are acting for the Methodist Circuit on the sale of other properties. However, Councillor Spalton advised that he had been told by DB Property and Raybould and Sons that whilst they would be prepared to provide a valuation, they admitted having little or no experience of Chapel valuations, whereas it was clear that Gadsby-Nichols did have relevant experience. Councillor Pedley also advised that he had discussed the possible use of Gadsby-Nichols with SDDC (Ian Hey) and had been advised that it would be acceptable from their point of view, because this project is not related to other property sales and as professional members of the Royal Institution of Chartered Surveyors, they would have to demonstrate that they were acting in the interests of the Parish Council. It was also suggested that the SDDC in house Surveyor (Martin Reid) could possibly provide a second opinion as part of additional due diligence. Gadsby-Nichols had agreed to discuss the proposal to act for the Parish Council with the Methodist Circuit to ensure that they were ok with this. Councillor Pedley to make further enquiries.

Subject to confirmation from Gadsby-Nichols that the Methodist Circuit agreed, it was proposed by Councillor Spalton and seconded by Councillor Woodhall to engage Gadsby-Nichols to act for the Parish Council to provide an independent valuation and assist with the bid to buy the building. ACTION: COUNCILLOR PEDLEY

Councillor Pedley advised that in his original budgeting he had included funds for a structural survey. Quotes will need to be obtained, and it was also agreed to seek guidance from Gadsby-Nichols. ACTION: COUNCILLOR PEDLEY

**98.3 RISK MANAGEMENT**

Councillor Pedley advised that SDDC Estates Department (Kerri Bridger) had advised that it is highly unlikely that the Reading Room land would be listed as a Community Asset, as the land in question is small.

Councillor Spalton expressed concern that the Reading Room land is not owned by anyone and who would be liable is someone was injured; fell off the wall; or a vehicle was damaged in the Holly Bush car park. Councillors agreed to discuss this item at the next meeting and Councillor Spalton declared an interest.

ACTION: COUNCILLORS

**98.4 MISSING BOLLARD ON SAPPERTON LANE**

DDC Patten to chase. ACTION: DCC PATTEN

**98.5 NOTICEBOARD/LAMINATED POSTERS**

Councillor Spalton had requested a quote from Derwent Fencing and upon receiving the Clerk noted it was addressed to the school and for no fee to be charged. Clerk correctly advised Mr Brockley and the Parish Council are now awaiting a new quote.

**98.6 TREE ON MEADOW RISE**

No update.

**98.7 CHRISTMAS MEAL**

A provisional date of 10th December had been booked at the Holly Bush. Unfortunately, this was not suitable for all. Councillors suggested having a meal directly after the Parish Council meeting on 2nd December. Councillor Spalton to organise. ACTION: COUNCILLOR SPALTON

**99.0 CORRESPONDENCE**

**99.1 THANK YOU LETTER FROM VH&PFC**

A letter of thanks had been received from the VH&PFC for a donation of £600 towards the upkeep of the playing field.

**99.2 THANK YOU LETTER FROM CHURCH**

A letter of thanks had been received from the Church for a donation of £500 towards the upkeep of the church yard.

**99.3 VILLAGE CALENDAR**

An email had been received advising that the village calendar is due to recommence in the new year. Clerk to ask them to pick up activities from the village website.

ACTION: CLERK

**99.4 BADWAY LANE SPRING WATER**

See item 92.0

**99.5 BOGGY LANE**

See item 92.0

**100.0 PLANNING APPLICATIONS**

**100.1 DMPA/2021/1355 – RAISING THE ROOF HEIGHT AND THE CONVERISON OF ATTACHED DOMESTIC STROAGE BARN TO PROVIDE ADDITIONAL LIVING ACCOMODATION A THE NOOK, HEATH TOP, CHURCH BROUGHTON, DEBY DE65 5AY**

No objection.

**100.2 DMPA/2021/1414-ERECTION OF TWO GARAGE BUILDINGS WOOD FARM, MAJORY LANE, HAREHILL, ASHBOURNE, DE6 5AA**

No objection.

**100.3 DMPA/2021/1422-REMOVAL OF EXTERIOR RENDER AND MAKING GOOD OF BRICKWORK AND POINTING AT SAPPERTON MANOR, SAPPERTON LANE, CHURCH BROUGHTON**

No objection.

**100.4 DMPA/2021/1434-CHANGE OF USE OF AGRICULTURAL LAND TO STORAGE (B8) FOR PROPOSED EXTENSION OF EXISTING SITE HARD STANDING FOR ADDITIONAL PARKING USE & ERECTION TO 2 PORTABLE STORES, TOGETHER WITH INSTALLATION OF NEW SITE FRONTAGE LANDSCAPING AT LAND NEAR BRANDONS POULTRY FARM, UNNAMED ROAD FROM COTE BOTTOM LANE TO BENT LANE, DERBY. DE65 5AY**

After considering the planning application Councillors were concerned that the application would generate extra traffic, noise and cause light pollution.

**101.0 FINANCE**

**101.1 FINANCE REPORT**

A finance report as at 1st October 2021 had been circulated.

**101.2 CLERKS SALARY £204.16 LESS TAX = £163.36**

It was proposed by Councillor Spalton and seconded by Councillor Pedley to pay the clerk’s salary. As the amendments to the bank mandate had not yet finalised by the bank, Councillor Spalton to ask Councillor Redfern to sign the check. Cheque serial number 001280 issued.

**101.3 J HARDY LENGTHSMAN £52.48**

It was proposed by Councillor Spalton and seconded by Councillor Pedley to pay the Mr Hardy. As the amendments to the bank mandate had not yet finalised by the bank, Councillor Spalton to ask Councillor Redfern to sign the check. Cheque serial number 001281 issued.

**101.4 D WALLIS LENGTHSMAN £57.08**

It was proposed by Councillor Spalton and seconded by Councillor Pedley to pay the Mr Wallis. As the amendments to the bank mandate had not yet finalised by the bank, Councillor Spalton to ask Councillor Redfern to sign the check. Cheque serial number 001282 issued.

**104.5 Y LYDON WEBSITE FEES £49.39**

It was proposed by Councillor Spalton and seconded by Councillor Pedley to pay the Mrs Lydon. As the amendments to the bank mandate had not yet finalised by the bank, Councillor Spalton to ask Councillor Redfern to sign the check. Cheque serial number 001283 issued.

**104.6 DERBYSHIRE COUNTY COUNCIL SCHOOL LETTING FEE £17.79**

It was proposed by Councillor Spalton and seconded by Councillor Pedley to pay the Derbyshire County Council. As the amendments to the bank mandate had not yet finalised by the bank, Councillor Spalton to ask Councillor Redfern to sign the check. Cheque serial number 001284 issued.

**104.7 BANK MANDATE**

Councillor Pedley advised that when speaking with the bank re a loan, the bank have advised that the amendments to the bank mandate have not yet been finalised at the bank.

**105.0 REPORTS**

**105.1 ROADS**

No report.

Clerk to meet with Highways and DCC Patten re repairs.

**105.2 FOOTPATHS/MINOR MAINTENANCE**

Councillor Woodhall confirmed that all items reported at the last meeting had been sent to DCC Patten.

Councillor Woodhall had spoken with Mr Coxon about the possibility of installing a stile at the gateway near Peel House. Mr Coxon explained that to install a stile would mean removing part of the hedge but if it was requested, he would. Councillors agreed that since the chain had been placed higher, access was easier. Councillors wondered if a new gate would make easier access?

Councillor Woodhall confirmed that the stile at the end of the cart track does belong to Mr Mackie, but he would not install a stile as it would interfere with his horse track.

**106.0 POLICIES**

None to discuss at present.

**107.0 ITEMS FOR THE CALENDAR**

None.

**108.0 CHAIRMANS NOTICES**

Councillor Woodhall asked if the Parish Council would be planting any trees for the Queens Platinum Jubilee as she had been trying to contact Mr Broad to discuss tree planting. No final decision had been made.

Councillor Pedley advised Councillors that at the Annual Parish & Community Led Plan meeting it had been suggested that the village might like to organise a village celebration on Sunday 5th June. Mrs Lydon offered to be the main point of contact and would issue an email asking for volunteers.

Clerk to add to next agenda:

Donation to the Royal British Legion & installation of remembrance soldiers. ACTION: CLERK

Councillor Thorpe advised that the Wine & Roses Group has purchased a bench for the village and asked for suggestions where it may be sited. It was suggested it could be placed on land in front of the new playing field. Clerk advised that SDDC would need to be advised as they cut the grass.

**109.0 DATE OF NEXT MEETING**

To be held on Thursday 4th November 2021.