**CHURCH BROUGHTON PARISH COUNCIL**

**EXTRAORDINARY PARISH COUNCIL MEETING HELD ON MONDAY 25TH JULY 2022**

Those present: In attendance:

Councillor Pedley-Chairman Helena Steeples-Clerk

Councillor Speake

Councillor Woodhall

Councillor Thorpe

Councillor Redfern

Councillor Warriner

DCC Councillor Patten

13 parishioners

**65.0 APOLOGIES**

Apologies were received from SDDC Councillors Lemon & Smith.

**66.0 PUBLIC PARTICIPATION**

Councillor Pedley welcomed parishioners to the meeting, asked them for any comments and explained that after discussions in public participation & the planning application, the Parish Council would then approve a resolution to hold a meeting in closed session to discuss the Methodist Chapel.

Councillor Pedley explained that the Parish Council had instructed a structural surveyor to visit the chapel premises, and the surveyor has written and submitted a report. This report will not prevent the Parish Council going to auction, which is to be held on Thursday 28th July 2022 at 7pm at Ashbourne Golf Club. The structural surveyor / engineer has also inspected the roof timbers in both the chapel and the schoolroom.

Funding raised after the public consultation during March 2021 to buy the Methodist Chapel - Approval for a government Public Works Loan (PWL) has been approved for the Council to borrow up to £75,000.00. This approval is due to expire shortly (4 August 2022) and if the auction is delayed beyond this time, this loan approval application will have to be re submitted and the process can take a considerable length of time to process. The Parish Council has also received a grant from SDDC for £25,000.00 towards the purchase. If we are not successful at auction this will have to be returned. The remainder was to be funded from Parish Council reserves. Since the PWL borrowing approval was granted during 2021, interest rates have increased which have restricted the borrowing capacity. Before donations the Parish Council had a total budget of between £100,000 and £120,000.00 to use for the purchase of the Methodist Chapel.

The Parish Council had been in discussion with the Methodist Chapel circuit re purchasing for many months, before the circuit decided that they needed to go to auction to get the best possible price for the building. Due to rising interest rates and inflation, it was decided to approach parishioners to see if they would be willing to donate funds to the Parish Council to help secure the purchase. Every house and business in the parish had been contacted and Councillor Pedley advised that the Parish Council are now in a much better position to go to auction.

Parishioners asked if the Parish Council would say how much and how many people had donated. Councillor Pedley would only state that the Parish Council were very pleased with the donations.

A parishioner asked, “Will the Parish Council have to pay an auction fee?” and was advised that the auctioneer had confirmed that the charge is placed to the seller.

Parishioners asked, “Who will bid?”. Councillor Pedley explained that it has not yet been resolved as to who would bid, it could be himself, although it was a decision for Council during the closed session. Guidance has been sought on the auction process and how to bid and there is not need to pre-register prior to the event.

A parishioner asked, “Do we know if anyone else is interested in the building?”. Councillor Pedley advised that we know of several parties who have visited the building.

An auction pack has been prepared by the seller and the contractual paperwork has been viewed. If the Parish Council is successful at auction, they would become liable from the point of sale and a lawyer has been approached to provide legal advice and conduct the legal paperwork for the council. The title transfer has to be completed within 20 working days of the sale; penalties can be incurred if there is a delay caused by the successful bidder who may lose their deposit.

An informal arrangement has been previously agreed between the Methodist Circuit and the village shop. If the property is not sold to the Parish Council the shop would need to vacate the premises.

A parishioner enquired “Is there any update from SDDC on the adoption of Auden Close?” The Parish Council has not yet received confirmation that this has concluded. DCC Councillor Patten to chase. ACTION: DCC PATTEN

Parishioners enquired “Has planning approval been granted for houses on Sapperton Lane?” Councillor Pedley advised that a flood risk assessment had been completed by the applicant, loaded onto the SDDC website, and that a number of local residents had submitted comments on the Flood Risk Assessment.

Councillor Pedley advised that SDDC had been advised by the Parish Council of the construction of a fenced area and gateway on Sutton Lane next to the current traveller’s site, which looked as though it may have been done without planning permission. It was understood that SDDC are investigating.

Councillor Pedley informed all present that Avon Estates had acquired Lees Hall Farm, Marjory Lane and were looking at submitting a planning application for conversion of outbuildings, renovation of the farmhouse, installation of 30 residential homes (cabins) and use of space for touring caravans. Avon Estates have previously attended two Parish Council meetings to inform the Parish Council of their proposed plans for the site.

DCC Patten to arrange a visit from highways, which could be possibly in September. Councillor Speake to advise dates when he would be available to meet the representative. ACTION: COUNCILLOR SPEAKE/DDC PATTEN

DCC PATTEN advised that as time is limited SDDC Councillor Smith’s report would be emailed after tonight’s meeting. The report was as follows:

**SDDC Update -**

* Lorry driver shortages remain an issue, which is affecting the street cleansing team who unfortunately, have not been able to send out the large channel sweeper for the last six weeks.
* The refuse crews did a fantastic job in completing their rounds during the extreme heat experienced during Monday and Tuesday last week.  These crew have also been hit by the resurgence of Covid 19 and ask residents to please make sure bins are out the night before the due day for collection, as crews are starting earlier than usual.

**No Mow May**

* All areas that were a part of No Mow May are now back into the routine maintenance programme.  The pilot received mostly very positive feedback and the lessons learned will be fed into plans for next year.

**Grounds Maintenance Work**

* The Team worked hard to keep all the newly planted flower beds looking their best during the extreme heat.

**Planning Services Validation – streamlining processes**

* A report proposing amendments to the Council’s procedure for validating planning applications has been prepared for consideration by EDS committee on 11 August. This is intended to significantly speed up the validation process.

**Cultural and Community Services- Staffing**

* The new Head of Cultural and Community Services started with SDDC on 20 July and has had a busy few days meeting his staff and some Council partners.

**Communities**

  The Events Team is busy planning for the first **Summer Music in the park events**.

**MUSIC IN THE PARK -** Maurice Lea Memorial Park, Sunday 31 July 2.00-4.00pm

**PROMS IN THE PARK -** Maurice Lea Memorial Park, Sunday 14 August 2.00-6.00pm

**Parks and Green Spaces**

* The extreme hot weather has brought several challenges over the past week in open green spaces. Unfortunately, this has led to some litter bin fires when people dispose of BBQ’s. **Please no disposable BBQs in open spaces, recreation grounds or parks!**

**Planning Application:** **DMPA\_2020\_1094**

* 2 new dwellings on Sapperton Lane in Church Broughton. Peter cannot comment on this or any other application, as he sits on the Planning Committee. Any comments to Julie or Gillian please.

Parishioners thanked the Parish Council for all their hard work from the Community Plan questionnaire in 2016 to present day, especially in relation to the attempts to acquire the Methodist Chapel.

Parishioners & DCC Patten left the meeting at 7.50pm.

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

None.

**68.0 PLANNING APPLICATION**

**DMOT/2022/0831 THE FELLING OF A SYCAMORE TREE COVERED BY SDDC TREE PRESERVATION ORDER NO 52 AT 14 AUDEN CLOSE, CHURCH BROUGHTON**

No objections.

**69.0 TO APPROVE A RESOLUTION TO HOLD A MEETING IN CLOSED SESSION TO DISCUSS AGENDA ITEMS UNDER 70.0 IN RELATION TO THE CHURCH BROUGHTON METHODIST CHAPEL**

Approved by all present.

See confidential minutes

Councillor Pedley thanked all for attending the meeting which concluded at 8pm.