**CHURCH BROUGHTON PARISH COUNCIL4**

**PARISH COUNCIL MEETING HELD ON THURSDAY 1ST FEBRUARY 2024**

Those present: In attendance:

Councillor Thorpe – Vice Chairman Helena Steeples-Clerk

Councillor Speake

Councillor Warriner

Councillor Woodhall

SDDC Councillor Andrew

2 parishioners

**118.0 APOLOGIES**

Apologies were received and accepted from Councillor Pedley, SDDC Councillors Meghani & Davies & DDC Councillor Patten.

**119.0 REPORTS FROM DISTRICT & COUNTY COUNCILLORS & POLICE INCLUDING UPDATE ON TRAVELLERS SITE**

DCC Councillor Patten’s report

**Budget savings**

We continue to look at budget savings, and tomorrow at our cabinet meeting we will be putting forward a balanced budget for this year. This does not mean we stand still at this point, and we will continue to look at savings within each cabinet portfolio, with the biggest pressures to the authority being adult care and children’s services.

**Ofsted**

We were inspected by Ofsted for our children in care service, and all areas were rated as good. We are very pleased to have improved in our rating and we continue to look at improving our service for our children that we have a statutory responsibility for .

**County Hall**

Cabinet recently approved plans for the sale of county hall, which will include sale of the main building for a hotel, sale of other buildings for apartments and a modest council building on site. Currently the building is only 30% utilised by staff, ongoing maintenance costs as a listed building mean that something must be done. Ways of working have changed forever, and we need to act upon that.

**Grit bins**

I had a question regarding the purchase of grit bins. The parish council can email [highways.hub@derbyshire.gov.uk](mailto:highways.hub@derbyshire.gov.uk) requesting a new grit bin for a location. The request will then be passed to the Area Manager to assess and if agreed, the Hub will start the process formally. All costs lie with the parish council. That is also the case for filling and refilling of the bins.

**Reported Road issues update.**

I have been advised that future chase ups with the new Alloy system will require the enquiry number and road name.

Please see updates below

FSC 573013911 – a 9-day job is already in for this.

FSC 573287248 – A confirm job was raised 50211840, 32 hr defect and was completed on 16th January 2024.

FSC 5732885243 – Defect raised for pothole repair in alloy 17th January 2024

FSC 573286421 – Defect raised for pothole repair in alloy 17th January 2024

FSC 573262316 – Defect already raised in confirm, job number 50211614 target date for completion 31st January 2024

FSC 573291185 – Inspected 17th January 2024, intervention level not reached so will continue to monitor on inspections.

FSC 573285289 – 9-day job raised.

I have also spoken to the cabinet member today about some of the issues around Church Broughton where there are multiple defects on one stretch of road. She has confirmed she will look at these as a priority to repair. If there is a particular hot spot, please let me know and I will forward to her.

SDDC Councillor Andrew’s report:

Flooding issues in Hilton have let to the establishment of Hilton Flood Defence Committee. A lockup area with sandbags, cones, signs & flashing lights are stored for future use when required.

SDDC are to hold a council tax meeting on 28th February, and it is proposed that an increase of 2.99% is applied. It is understood at Derbyshire County Council are proposing an increase of 4.99% for the forth coming year. SDDC budget shortfall is to be met by current reserves.

D -Day Commemoration – lighting of Beacons 6th June 2024

**120.00 PUBLIC PARTICIPATION**

A parishioner asked for assistance re a barn development DMPN/2022/1083 at Lodge Hill Farm, which is a Q Class development. The development does not fit in with the dwellings at Lodge Hill; is clad Marly fibre cement weatherboard (as stated on the planning application); and does not resemble the photographs shown in the planning application. The original plans state that the old cladding is to be removed and replaced with timber effect, but this does not appear to have happened. There is no vertical effect but horizontal grey coloured type of cement board which is not in keeping with the area. The planning guidance stated that there be no working or construction on Sundays, but this has been breached. A shared driveway has not been swept regularly as per the planning conditions and also access to a field obstructed.

SDDC Andrew offered to speak with Mrs Gaynor Richards in planning and ask for inspection of the site.

Councillor Warriner suggested Mr Arnold may wish to speak with Mr Gary Parkin in planning who had previously helped a parishioner.

A representative for the residents of Heath Top raised concerns about Heath Top, Gooding’s Transport Site and Brandons Turkey Farm, where they believe there have been breaches of planning permissions; activities have been occurring without planning permission as no notifications have gone up; and they have been unable to locate anything on the planning map or portal of SDDC website.

Report from resident as follows:

The first 'temporary' white 'hanger' style building was built within the initial Gooding’s Transport site at the North-East end of the site without, we believed, permission.  When questioned it was then advised that previous plans that had been submitted and approved, had been amended regarding the building, without any notification given to local residents.

An extension was granted for Pioneer Pumps, into the field adjacent to the East of the site, then shortly after, permission was granted for Gooding’s to extend at the northern end into the same field, adjacent to the business park.

No planning application has ever (as far as we have been notified or can find) been put in for the middle section of this adjacent field, but no sooner had the Gooding’s extension been granted, then the middle section was filled with caravans, buses, vehicles etc., for storage.  We do not believe there is any planning permission for this. See attached map and photos.

All of the verges along the side of the highway and Heath Top Business Park have been fully removed, scraped back to bare concrete (they were deep and well-established verges, full of natural wildflowers, daffodils, small bushes and trees), and in their place huge concrete bollards have been put in.  Many of the plans and drawings, some of which are provided by the applicants own planning representative, land registry documents, knowledge of the residents, and previous dealings with the council regarding these verges, show that they are not the property of Mr Brandon / nor the adjacent landowners, that they are outside of the land ownership perimeters, it is believed that there was no right to remove the verges along the highway and why has this been allowed and not dealt with and rectified accordingly.  It is therefore requested that the huge concrete bollards which have been put along the side of the highway be removed, that they are outside of the land ownership and property perimeters, and all of the verges are reinstated as per their deep and wide nature previously, and planted with grass and wildflowers - and landscaping as per the below notice.

A condition of the Gooding’s extension (see attached Decision notice - DMPA/2021/1434), was landscaping of a specific nature along the northeastern edge adjacent to the road, and removal of the gate that had been 'temporarily put in'.  The hedgerow was to be planted within the first planting season following completion of the development - which has passed.  The following link is to the Amended Proposed Plan - 15/2/2022 - which clearly shows proposed landscaping, only 2 additional buildings and designated bays for the lorry parking.  This is in no way the site as it stands today.   [https://southderbyshire.my.site.com/s/planning-application/a0b4J000006aC6PQAU/dmpa20211434?tabset-ba98d=2](https://eu-west-1.protection.sophos.com?d=site.com&u=aHR0cHM6Ly9zb3V0aGRlcmJ5c2hpcmUubXkuc2l0ZS5jb20vcy9wbGFubmluZy1hcHBsaWNhdGlvbi9hMGI0SjAwMDAwNmFDNlBRQVUvZG1wYTIwMjExNDM0P3RhYnNldC1iYTk4ZD0y&i=NjQ5MDI5OWYzZDg2YWQ1MmNjNTFhMGUw&t=R2h3a0lzMmwyRHNGclJKREhyY0F1RnZMOURGZDRCVjU1TjF5L3BXdU9pZz0=&h=18468ea22b1a41c4bb9d9e01cd4ad92c&s=AVNPUEhUT0NFTkNSWVBUSVbshuIl79LAJ4ykgX5mCxkrZPdX6VoE1yLs6vFpUzcgYw)

A bund was initially put in when the ground was cleared, and the application processed.  This has since been removed.  A permanent wider gate has been put in, when it was advised that the temporary gate be removed as it was put in without permission.  No landscaping whatsoever has been done along the northeastern edge adjacent to the highway - in fact, the total opposite has been done, with all natural verges removed and concrete and gravel put in its place.  This looks absolutely horrendous and is actually known to people outside of the area, as being the 'awful concrete bollards'.

The 2 white 'hanger' type buildings erected in the extended Gooding’s site are significantly larger than the original one, nearly double the size, and can be seen from very far away, having a huge detrimental impact on the landscape.

A third large (fourth in total) hanger building has been put up in the last few weeks - no planning application has been posted or can be found for this.

Another condition of the planning permission for the Gooding’s extension and site ( DMPA/2021/1434 ), is that nothing is to be stored out in the open other than the vehicles.  However, for a number of weeks - and during the very high winds - large amounts of what appeared to be building clearance materials were stacked up on the site, against the road, and were able to blow across the road and into agricultural fields.  See photos attached.  In addition, again, making the site look like a dumping ground.

Gooding’s are storing a number of Portacabin type buildings on the site - these are not offices for themselves, but empty temporary buildings which are being stored - again this contravenes the planning notice listed above.

In September 2023 the turkey sheds at Brandons Turkey Farm at the southern end of the site were suddenly demolished, there were no demolition notifications about this.  Large demolition equipment just arrived one day and started work.  The huge amounts of dust created from the demolition blew a long way across from the site and was considered to smell and taste very 'toxic' in the air.  When this was highlighted, a number of residents raised concerns about the presence of asbestos in the turkey farm shed structures (I believe in the roofs but I do not have knowledge of this), and questions were asked as to whether correct demolition processes were followed - appropriate permissions granted, inspections carried out regarding the fabric of the sheds and possible presence of asbestos, confirmation of whether asbestos was present, or proof that it wasn't, and whether appropriate and safe processes were followed regarding the demolition.  The rubble and destroyed sheds were taken away in open roof trucks - with no presence of any controlled type or material management - such as asbestos removal being seen.  This has caused alarm for a number of residents, who were breathing in air, thick with dust from the demolition for a number of days/weeks.

During the weekend of 27/28 January 2024 - WG Tankers started to appear up Woodyard Lane and onto the unnamed road between Woodyard Lane and Bent Lane - upon which Heath Top Business Park and Brandons Turkey Farm are located - passing through the residential area of Heath Top.  Sometimes 2-4 tankers at a time.  This continued throughout the weekend.  It became apparent that these were being driven to, and left on, the turkey farm site - where the sheds had been demolished.  These are 38 tonne vehicles - using country lanes and difficult corners.  You cannot pass 2 large vehicles; you cannot pass such a vehicle in a car.  On a daily basis these tankers are now going in and out of the site, along the unnamed road and Woodyard Lane.  these roads do not have pavements.  All the verges are being ripped up, causing constant dangerous mud on the roads.  Other road users are being forced off the road - already multiple residents and road users have been forced off the road by the tankers - often more than one at a time.  The houses on the road itself are being shook by the tankers passing.  There are now 2 rows of tankers, and they are also now being stored at the bottom of the site too.  Photos attached.  At least 17 tankers were on site on Friday morning (these were counted on just the first row), and this was after some had already been collected for use that day.

No planning applications have been put in as far as we are aware or can find.  No notices, no applications for change of use from agricultural/rural related activity to commercial activity - yet increasing numbers are being parked and stored there - multiple units being moved to and from the site on a daily basis.

It is an understanding by residents that 38 tonne vehicles are not permitted to run from any of the sites at Heath Top Business Park or Brandons Turkey Farm and use these roads.  That Highways and Planning have previously identified that the roads are not safe or suitable for such large vehicles.  Residents absolutely agree with this - **these roads are not safe or in any way suitable for the operation and movement of 38 tonne vehicles/HGVs.** Indeed, previous applicants for similar use with such vehicles were refused planning permission, as the roads are not appropriate - this is even more so in this the case, with the constant use of so many 38 tonne vehicles.

The 40mph speed signs for Heath Top have virtually all been destroyed or removed.

It is unsafe to turn out of driveways and Boggy Lane ono the unnamed road due to such vehicles filling the road and travelling too fast.  The Tankers have to drive in the middle of the roads in many sections, due to their height.  The turning from and to Woodyard Lane is not safe for such vehicles, having to enter the opposite side of the road in order to turn.

SDDC Councillor Andew to take this item to the planning department. ACTION: SDDC COUNCILLOR ANDREW

**121.0 OUTSIDE BODIES PARTICIPATION**

None.

**122.0 TO RECEIVE & APPROVE DISPENSATION FROM MEMBERS ON WHICH THEY HAVE A DISCLOSURABLE PECUNIARY INTEREST & RECEIVE ANY OTHER DECLARATIONS OF INTEREST**

None

**123.0 MINUTES OF THE LAST MEEING HELD ON THURSDAY 11TH JANUARY 2024**

The minutes were read, approved and signed. Proposed by Councillor Warriner and seconded by Councillor Speake.

**124.0 MATTERS ARISING**

**124.1 COMMUNITY PLAN UPDATE**

Councillor Pedley had advised there was nothing to report on this item.

**124.2 COMMUNITY HALL UPDATE**

Councillor Pedley had sent the following report:

Planning Permission was granted on 26th January 2024 for the extension and refurbishment of the Community Hall. Please record thanks to Councillor Jayne Davies for intervening with the Planning Department.

Please propose that the PC now instructs the Architect to finalise the building drawings and detailed spec in line with previously approved quotation. I will ask the Architect to check if he has been reimbursed the Planning Application fee and ask him to nett it off the final invoice. We may need to make a formal application to SDDC for this.

As reported at the last meeting Mr. Malcolm Partridge has stepped down from Chairing the Community Hall Committee. I’d like to propose a communication from the PC to the village as follows:

*The Parish Council is delighted to advise that Planning Permission has been granted for the extension and refurbishment of the Community Hall (former Methodist Chapel). This will now allow detailed specifications to be drawn up, cost estimates to be sought and applications for grant funding to commence.*

*The Parish Council would also like to take this opportunity to thank the Community Hall Management Committee for all its hard work in making the most of the existing building for the Village Shop and for community events. The Parish Council is now looking for a new Chair of the Community Hall Management Committee since Malcolm Partridge stepped down after eighteen months of great work in leading this important Committee. If anyone is interested in this voluntary position, or getting involved in the Community Hall refurbishment programme, please contact Dan Pedley on 01283 585477 or* [*djwpedley@googlemail.com*](mailto:djwpedley@googlemail.com)*, or Helena Steeples at* [*admin@churchbroughtonpc.org.uk*](mailto:admin@churchbroughtonpc.org.uk)

ACTION: CLERK

Councillors enquired when the planning application fee would be refunded. SDDC Councillor Andrew to make enquiries with planning. ACTION: SDDC COUNCILLOR ANDREW

**124.3 RISK MANAGEMENT**

No amendments required.

**124.5 READING ROOM LAND, HAS ANY WORK BEEN CARRIED OUT SINCE LAST MEETING**

Councillor Woodhall advised none had occurred.

**124.6 LENGTHSMAN VACANCY – RISK ASSESSMENT**

Mr Roderick has accepted the offer as lengthsman, and draft risk assessments have been issued to both lengthsmen.

It was noted that the amended risk assessment had a duplicated line. Clerk to amend. ACTION: CLERK

After a discussion it was agreed to purchase “Big hands” to aid the lengthsmen when collecting leaves and brown bins to be placed at various points in the village for the collection of leaves. ACTION: CLERK & COUNCILLOR WOODHALL

**125.0 FINANCE**

**125.1 FINANCE REPORT**

No bank statements had been received. Clerk to issue report when statements received. ACTION: CLERK

**125.2 CLERKS SALARY £240.00 LESS TAX = £192.00**

It was proposed by Councillor Speake and seconded by Councillor Woodhall to pay the clerk’s salary. Cheque serial number 001479 issued.

**125.3 D WALLIS LENGTHSMAN £66.76**

It was proposed by Councillor Woodhall and seconded by Councillor Speake to pay Mr Wallis. Cheque serial number 001480

**125.4 HMRC £64.60**

It was proposed by Councillor Speake and seconded by Councillor Woodhall to pay HMRC. Cheque serial number 001481 issued.

**125.5 QUOTE FOR MOWING OF REAR GRAVEYARD**

A quote had been received from Mr Charlton for £540.00. Previous years costings were viewed, and it was agreed to accept the quote. Clerk to advised Mr Charlton. ACTION: CLERK

**125.6 GRIT BIN QUOTES**

Quotes as follows:

SDDC 200 litre £110.00

Glasdon 90 litre £120.61

Kingfisher 60litre £69.30

It was proposed by Councillor Woodhall & seconded by Councillor Redfern for the clerk to order the bin from SDDC which is to be placed by the steps to rear entrance of the park on Old Hall Lane. It will be filled by using the grit supplied through the Snow Wardens Scheme. ACTION: CLERK

**125.7 CONSIDER MOVING TO ONLINE BANKING**

To be discussed at a future meeting.

**126.0 PLANNING APPLICATIONS**

**126.1 DMPN/2023/1641 - PRIOR NOTIFICATION FOR THE DEMOLITION OF THE DWELLING AT CROWFOOT FARM, CROWFOOT LANE, CHURCH BROUGHTON**

No objections.

**126.2 DMPA/2022/0982 – AMENDED SCHEME TO PREVIOUSLY APPROVED APPLICATION DMPA/2022/0982 (ERECTION OF A DETACHED OUTBUILDING) SEEKING TO REDUCE THE MASS OF THE PROPOSED OUTBUILDING & AMEND THE DESIGN AT ELM BARN, WOOD FAR, MARJORY LAND, BOYLESTONE**

No objections

**127.0 REPORTS**

**127.1 ROADS**

Councillor Speake advised that some of the potholes had been repaired.

Councillor Warriner to report the holes which have opened up on Main Street?

ACTION: COUNCILLOR WARRINER

**127.2 MINOR MAINTENANCE**

Councillor Woodhall advised that she had struggled to report some items online would continue trying.

**128.0 POLICIES**

**128.1 STANDING ORDERS**

Councillor Pedley had reviewed them in detail and will circulate some proposed simplifications in a red-lined document for discussion at our March meeting. ACTION\: COUNCILLOR PEDLEY

**129.0 CHAIRMANS NOTICES**

1. Extra village bench – Councillor Pedley haven’t had chance to speak with Mrs Lydon but will do ahead of the next meeting. ACTION: COUNCILLOR PEDLEY

2 Football pitch enquiry – I responded as agreed at the last meeting and the response I received suggests that the request has gone away.

3. Councillor Thorpe enquired if there where any funds left for the display of needlework completed by villagers for the Queens Platinum Jubilee. Clerk advised that there are funds remaining but they may be used for the extra village bench.

**130.0 DATE & TIME OF NEXT MEETING**

To be held on Thursday 7th March 2024

**131.0 MEETING CLOSE**

8.35pm