**CHURCH BROUGHTON PARISH COUNCIL**

**PARISH COUNCIL MEETING HELD ON THURSDAY 4TH SEPTEMBER 2025**

Those present: In attendance:

Councillor Speake-Vice Chair Helena Steeples-Clerk

Councillor Bestall

Councillor Warriner

Councillor Woodhall

DCC Councillor Redfern

1 parishioner

**60.0 APOLOGIES**

Apologies were received and accepted from Councillors Thorpe (holiday) & Redfern (work); SDDC Councillors Andrew, Davies & Meghani (SDDC council meetings).

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

DCC Councillor Redfern reported:

The bridge on Longford Lane has been repaired and new signage installed. DCC Councillor Redfern is enquiring if the road can also be resurfaced.

Clearance of gullies and drainage has now come back into DCC control.

It was noted that a gateway has been installed on Longford Lane on a bend. People are partially parking in the gateway and on the road, and there have been several near misses.

Councillor Woodhall advised that horse riders were concerned about speeding traffic on local roads. DCC Councillor Redfern advised that no incidents have been reported to DCC and asked that these are done so DCC has a record.

SDDC Councillors Andrew report:

I had a meeting today with the Head of the Planning and the Assistant Director (Place & Prosperity).

WG Tankers – They are still in the final stages of negotiation with Clownes over details of the access arrangements to Dove Valley Business Park and that will yield a definitive timescale for that access to be made built and the fundamental issue caused by WG Tankers using the site relieved. The Head of Planning stated that issuing enforcement proceedings against them would only prolong the process and could even endanger the process of getting them to use a new access if they won an appeal… There appears to be no alternative than to continue to wait for Clownes, Brandons and the Council to agree the terms of the access in the Section 106 legal agreement.

Woodyard Lane Bus Maintenance Depot – A long awaited traffic assessment document required by the applicants has now been received by them, but they have stated they need to “consider it” prior to submitting their retrospective application. I have urged the Planners to be more strict on their timescales and serve an enforcement notice if it is not forthcoming in a short space of time.

Notification of Parishes during summer holidays – I raised your concerns and pointed out that I had to make up for the inability of the Planning Service to change its notification processes during summer holidays. I received an explanation as to why it was difficult for them to do so, I stated it was poor customer of service and should be reviewed.

As a Local Councillor I was recently invited to an event organised by [www.derbyshirehistoricbuildingstrust.org.uk](http://www.derbyshirehistoricbuildingstrust.org.uk) as result I have volunteered as community surveyor assisting them in assessing those buildings most at risk across South Derbyshire. So that they can then target more professional resources at Grade II listed buildings in need of attention. I’ve already made a start, of course looking at the buildings closest to me. I am planning to cover the whole of “our bit” of South Derbyshire, in the near future. I’m using App provided by the Trust, so if you see me around taking pictures of historic buildings and typing into my phone, please don’t report me, I’m helping the community! One of the interesting things the App allows is that in addition to showing me where all the Grade II listed buildings are, it also allows me to recommend any unlisted buildings for consideration by the authorities. Now if you think there are buildings close to you that you’d like to see protected, drop me a line I can tell you if it is already listed and potentially put it forward for consideration.

The is an online meeting on 17th September @6pm where the Director of Place and Prosperity (Alison Bennett) is hosting a meeting to discuss issues with Parish Councils – we will be attending.

Due to work pressures Cllr Davies will be handing over the Planning Committee duties to me going forward and will act as my sub rather than the other way around.

Councillors and residents were concerned that 18 months has passed since it was reported that WG Tankers were accessing their site via Heath Top. It was proposed by Councillor Warriner and seconded by all present that the Parish Council write to the head of SDDC re the lack of progress and encourage local residents to also write. Also, that we advise SDDC Councillor of the action. ACTION: COUNCIL WARRINER/CLERK

Councillors also asked what the traffic report stated for the bus depot on Woodyard Lane. Councillor Warriner to contact SDDC Councillor Andrew for information. ACTION: COUNCILLOR WARRINER

DCC Councillor Redfern left the meeting at 7.20pm.

**62.0 OUTSIDE BODIES PARTICIPATION**

None.

**63.0 PUBLIC PARTICIPATION**

None.

**64.0 TO RECEIVE & APPROVE REQUESTS FOR DISPENSATION FROM MEMBERS ON WHICH THEY HAVE A DISCLOSURABLE INTEREST & RECEIVE ANY OTHER DECLARATIONS OF INTEREST**

Councillor Warriner declared an interest in item 66.14

**64.0 MINUTES OF THE LAST MEETINGS HELD ON 3/7/25 & 18/8/25**

Minutes of the 3rd July 2025

Amended minutes had been issued prior to the meeting.

After discussion it was agreed by a majority to add the following at the end of 51.2

“Councillor Warriner abstained from the vote as he felt there was not enough details at present”. The minutes were then approved.

It was noted that Councillor Warriner still did not agree that the minutes were accurate.

Minutes of the extra ordinary meeting held on 18th August 2025.

As there were only 2 councillors present who attended the meeting it was agreed to bring the minutes to the meeting in October for approval. ACTION; CLERK

**65.0 MATTERS ARISING**

**65.1 COMMUNITY PLAN UPDATE**

None.

**65.2 COMMUNITY HALL**

See the minutes of 18th August 2025

**65.3 RISK MANAGEMENT**

No additional items to add.

**65.4 READING ROOM LAND - HAS ANY WORK BEEN CARRIED OUT SINCE THE LAST MEETING**

Councillor Woodhall advised that 3 hours work had been undertaken on 4th August 2025.

**66.0 FINANCE**

**66.1 FINANCE REPORT**

A finance report and spreadsheet had been circulated as at 31st July 2025.

To ensure employees were paid in the month of August for their hours in June, it had been agreed to issue cheques on 7th August 2025.

**66.2 CLERKS SALARY JUNE £264.00 LESS TAX = £211.20**

It was proposed by Councillor Woodhall and seconded by Councillor Thorpe to pay the clerk. Cheque serial number 001625issued.

**66.3 D WALLIS LENGTHSMAN JUNE £78.28**

It was proposed by Councillor Woodhall and seconded by Councillor Thorpe to pay Mr Wallis. Cheque serial number 001626 issued.

**66.4 S RODERICK LENGTHSMAN JUNE £78.28**

It was proposed by Councillor Woodhall and seconded by Councillor Thorpe to pay Mr Roderick. Cheque serial number 001627 issued.

**66.5 ARBTECH CONSULTING, BAT SURVEY £646.80**

To enable the Community Hall group to proceed with the second part of the lottery funding, a bat survey had to organsied and paid prior the meeting held on 4th September 2025. The cheque had been proposed by Councillor Thorpe and seconded by Councillor Woodhall. Cheque serial number 001628 issued.

**66.6 CLERKS SALARY JULY £264.00 LESS TAX = £211.20**

It was proposed by Councillor Woodhall and seconded by Councillor Speake to pay the clerk. Cheque serial number 001629 issued.

**66.7 D WALLIS LENGSTHMAN JULY £97.50**

It was proposed by Councillor Woodhall and seconded by Councillor Speake to pay Mr Wallis. Cheque serial number 001630 issued.

**66.8 S RODERICK LENGTHSMAN JULY £78.08**

It was proposed by Councillor Woodhall and seconded by Councillor Speake to pay Mr Roderick. Cheque serial number 001631 issued.

**66.9 HMRC £205.25**

It was proposed by Councillor Woodhall and seconded by Councillor Speake to pay HMRC. Cheque serial number 001632 issued.

**66.10 CLERKS USE OF HOME £100.00**

It was proposed by Councillor Woodhall and seconded by Councillor Speake to pay the Clerk’s expenses. Cheque serial number 001633 issued.

**66.11 CLERKS EXPENSES £65.70**

It was proposed by Councillor Woodhall and seconded by Councillor Speake to pay the Clerks expenses. Cheque serial number 001634 issued.

**66.12 FINCH IT SOLUTIONS LTD – NEW LAPTOP £502.80**

It was proposed by Councillor Woodhall and seconded by Councillor Speake to pay Finch IT Solutions. Cheque serial number 001635 issued.

**66.13 FINCH IT SOLUTIONS LTD £170.63**

It was proposed by Councillor Woodhall and seconded by Councillor Speake to pay Finch IT Solutions for the annual cost for Office 365 & Avast. Cheque serial number 001636 issued.

**66.14 VH&PFC £650.00**

It was proposed by Councillor Woodhall and seconded by Councillor Speake to pay the VH&PFC for the upkeep of the playing field. Cheque serial number 001637 issued.

**66.15 CHURCH BROUGHTON CHURHC £650.00**

It was proposed by Councillor Woodhall and seconded by Councillor Speake to give Church Broughton Church £650.00 towards the upkeep of the front church yard. Cheque serial number 001638 issued.

**66.16 CHURCH BROUGHTON CHURCH**

Clerk advised that last year the Parish Council had paid Mr Charlton £540.00 and it had been agreed that the Parish Council would not employ someone to upkeep the rear church graveyard in the future but would give funds to the church for them to employ someone to undertake this task. Councillor discussed how much to give the Church and it was proposed by Councillor Woodhall and seconded by Councillor Speake to give £565.00. Clerk to place item on next agenda. ACTION: CLERK

**66.17 FIRST ENVIRONMENT £906.00**

It was proposed by Councillor Woodhall and seconded by Councillor Speake to pay First Environment for the asbestos survey. Cheque serial number 001639 issued.

**66.18 SCOTT WOOD £150.00 PLUS VAT**

The Community Hall working group asked Parish Councillors to approve payment for an emergency electrical inspection which took place on 3rd September. Without this inspection the Community Hall would not be able to remain open. It was proposed by Councillor Woodhall and seconded by Councillor Speake to pay Scott Wood £150.00 plus vat when the invoice is received.

**66.19 AUDIT**

Clerk advised that PKF Littlejohn had confirmed that the Parish Council had passed audit. A copy of the signed documents had been circulated and these will be placed on our website. A notice of Conclusion of Audit will be displayed for 14 days.

**67.0 PLANNING APPLICATIONS**

**67.1 CLAIM TO ADD A FOOTPATH ALONG BOGGY LANE FROM IVY COTTAGE TO BRADSHW COTTAGE**

This was discussed at the previous meeting item number 58.1 and reply issued 7.7.25

**67.2 DMPA/2025/0844 – INCREASE FROM A SINGLE PITCH TRAVELLER SITE TO A FAMILY SITE WITH FOUR PITCHES AT BROUGHT CARAVAN PARK, SUTTON ROAD, CHURCH BROUGHTON**

Parish Councillors objected to the planning application as follows and included a photograph of the site when flooded.

1. This should be a retrospective planning application as owners have increased the number of pitches from single to four in breach of the original planning application DMPA/2022/1498. The owners have placed additional mobile homes on this site since planning was granted.
2. It is understood that when the original planning permission was granted for 1 pitch there was a pre-requisted that there be no more pitches.
3. Lack of sanitation – there is no septic tank showing on drawings.
4. The application states that there is no flood risk to the site or increase in risk to other properties when in fact the site is precisely in an area which is prone to flooding. Sutton Road also floods during heavy rain and the local school has to close due as there is no safe access to village due to all local lanes flooding. Has a flood risk assessment been completed? And, if not please could this be completed.
5. The site is in an area of narrow country lanes where a car accident occurred a few years ago and the existing traffic volume is already an issue, Increasing the numbers of pitches will in turn increase traffic. The site is also on a bend.
6. The parish council believes the owners maybe renting out at least one of the pitches. This needs investigation by the enforcement team to establish if this is indeed the case. If this is found to be correct, then this would be a breach of the planning application where it states the pitches are for family members only.

**67.3 PROPOSED PUBLIC FOOTPATH DIVISIONS AT BROUGHTON HOUSE FARM**

The public footpath diversions were circulated during the summer break. No reply issued as no comments received.

**67.4 DMPN/2025/1023 &**

**67.5 DMPN/2025/0989**

Both planning applications received were not in Church Broughton Parish and councillors agreed not to respond.

**68.0 REPORTS**

**68.1 ROADS**

Councillor Speake to prepare a report for the next meeting.

**68.2** **FOOTPATHS**

FP38 Broughton House Farm – landowner would like the support of the Parish Council, asking if they would be able to send a letter to David Mcabe asking if DCC would consider moving the footpath from behind the property for the priority of safety, security and privacy. Councillors discussed the request, and it was agreed to discuss this item at the next meeting. ACTION: CLERK

FP20 – Littlemeadow Lane – work carried out in August

FP40 Littlemeadow Lane – Boggy Lane. FP needs maintenance. Landowner is aware

FP13 handrail needs repairing.

FP10 needs handholds to help with getting over stile. Due to the lack of handholds, the wire netting has been pushed down causing a trip hazard.

P7 – Has been cleared but there is a over-hanging branch over the footpath overhanging branches.

P45 (Badway Lane) needs surface maintenance under Minor Maintenance scheme. Councillor Woodhall to talk to owner to trim over hanging branches...Councillor Warriner stated that there is a conflict of interests, and this should not be maintained under Minor Maintenance.

FP15/16 Sapperton/Boylestone. Missing footpath sign

FP 18 & FP 20 – metal signs had been cut off and reported to DCC. Not yet replaced.

FP32 playing field. Missing footpath sign

FP38 crosses land which has recently been fenced and a gate installed which is.

locked. Councillor Woodhall to make enquiries.

Councillor Woodhall explained that she has been struggling to find out who is the footpaths officer for our area, and it was suggested that DCC Councillor Redfern should be able to find out. ACTION: COUNCILLOR WOODHALL

FPs reported to DCC 8/9/25

FP 10 Case number 74 752 5532

FP15/16 Case number 74 7529 748

FP18 Case number 74 7533 872

FP20 Case number 74 753 7138

FP 32 Case number 74 7540 806

FP18 overgrown at stile Case number 74 8961 420

FP7 overhanging branch Case number 74 8962 529

**69.0 CORRESPONDENCE**

**69.1 DOG FOULING**

Concern has been raised about dog owners who do not clean up after their dogs on public footpaths. Clerk to issue a reminder to dog owners. ACTION: CLERK

**69.2 PARISHIONER ASKING FOR ASSISTANCE**

See item 68.2

**70.0 ITEMS TO BE SUBMITTED AT MEETING IF NECESSAY**

None

**71.0 DATE & TIME OF NEXT MEETING**

Thursday 2nd October 2025