

# STANTON – IN – PEAK PARISH COUNCIL

Minutes of the Parish Council Meeting held on 4<sup>th</sup> July 2018  
At 7:30pm in Stanton in Peak Village Hall

**PRESENT:** Cllr S Fogg, Cllr P Morris and Cllr I Mortimore  
**In attendance:** Matthew Lovell (Clerk) and 6 members of the public

1505 **To receive apologies for absence**

Apologies were received and accepted from Cllr R Griffith

1506 **Variation of order of business and Clerk's request for inclusion of Time Constrained items**

No variations required.

1507 **Declarations of Members Interests**

No declarations were required in respect of this meeting.

1508 **Public Speaking**

a) Members of the public discussed the Warren Carr application with councillors expressing local concerns for the proposed development.

b) PDNPA member Kath Potter noted the major 450 house development at Cawdor Quarry that went through DDDC without affordable housing conditions or other limitations. She noted the changing payment methods at DDDC and DCC that no longer support payments in at Post Offices.

County Councillor Jason Atkin and PCSO Boswell sent apologies. PCSO Boswell noted the new facebook local police link <https://www.facebook.com/bakewellSNT> and urged residents to report suspicious activities to 101.

District Councillor Jo Wild noted that she had voted against the Cawdor housing development and will be visiting the Warren Carr Application as part of the official Planning Committee process.

1509 **To confirm the Non-exempt minutes of the previous meeting**

RESOLVED to confirm as a correct record the minutes of the meeting held on 23<sup>rd</sup> May 2018. The minutes were signed by the Chair

1510 **To determine which if any from Part 1 of the Agenda should be taken with the public excluded:** no items

1511 **Planning Applications** – due to the 28 day return deadline, Council will discuss any applications received between publication of the agenda and the meeting date at this meeting.

i) **Decisions received** – none

ii) **Applications returned to meet deadlines** - NP/DDD/0518/0440 – Swallow Cottage – Domestic Garage – Objection

Council objects to this planning application as it would have an adverse effect on the character and appearance of the local area.

Swallow Cottage and the buildings that form the curtilage of the property, including Swallows End Cottage and Wye View Cottage all sit within an elevated and relatively isolated position in an attractive rural landscape, within the Derwent Valley 'Slopes and Valleys with Woodland' as identified by the National Park Landscape Assessment. The location proposed has been the subject of 5 planning appeals, the findings have always concluded that the works and structures being considered at appeal would cause significant harm, be dominating and discordant in an attractive landscape. With regard to this application, Council have concerns in line with the previous findings of the Secretary of State appointed Inspectors.

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Council also have issues with some aspects of the submitted design, the placing of conservation roof lights on the front elevation of the roof. Due to the elevated location these would interfere with the dark sky nature of the area emitting a light source from within the building where none currently exists. This pollution could be exacerbated by any additional external lighting.

No internal layout is given in the plans and the inclusion of 2 pedestrian access doors, one at the furthest location from any of the dwellings seems odd to Council.

No comment is made concerning the removal of the large shipping container which has been retained on site for a number of years, said to be storing a motor bike collection, is this collection now to be housed in the proposed garage?

Reference is made in the Design & Access statement that permission has been granted for a similar sized/designed structure at a nearby property. Each planning application must be viewed on its own merits and the sites are subject to very different topology, together with site planning history, as was demonstrated and publicly recorded at the Planning Committee meeting held in November 2017.

The extensive negative planning history of the location, previous lack of detailed conditions at permission stage leading to enforcement actions at the site, are all significant factors in our objection. Should this application be granted stringent conditions would need to be in place, monitored and enforced.

### iii) **Applications for Decision –**

18/00458/FUL Use of land as a camping site with 14no camping pods, Field Adjacent to Oldfield Lane Warren Carr Derbyshire

Council objects to this application for the following reasons:

The scale of this development will create a large populated camp site with potentially 64 occupants inflicting noise, light and traffic issues to the immediate 5 neighbouring properties and potential access clashes with the offices, factory and remaining dwellings of Warren Carr on the opposite side of the road.

The site is overlooked by the Peak District National Park and Stanton Lees village and conservation area where due to the topography all sound from Warren Carr is channelled up to the village and the moor beyond. It is noted that the PDNPA class this type of pod with internal utilities as chalets and holiday lodges which are contrary to its Development Plan and not the type as suggested in this application as those permitted at North Lees. There is also great concern regarding the additional traffic into the National Park via the narrow lanes that this development would encourage.

Traffic and parking are of major concern. 14 units and only 15 spaces is totally inadequate for modern practices where often two cars are used by friends meeting up and no provision has been made for staff parking. As the number of cars arriving is unenforceable there would be issues with potential on road overspill on a lane regularly used by HGVs to Forticrete and Enthoven, and access to all villages and dwellings in the Stanton-in-Peak area. The confusion of information as to site access – frontage or corner compounded by the 60 mph limit needs clarification and is of concern.

The use of vehicles would also increase as there are no amenities that can safely be accessed on foot and no bus service. The nearest amenities are two public houses in Darley Bridge but the road is dangerous with no footpath and no street lighting to guide users back to the camping area. Darley Bridge itself would see additional stresses on the narrow bridge and carriageway.

On site there would be a requirement for the users of the pods to utilise outside space for leisure and meals, this will increase the noise levels and require outside lighting for safety aspects, disturbing close residential properties and those further afield in Stanton Lees. Whilst screening is indicated this will only eventually dampen some sound effects in Warren Carr and the 5 surrounding properties will see a loss of light as this grows. One of the semi-detached properties directly involved will find itself surrounded on three sides by the development. It is noted that invasive leylandii species appear to have been planted recently with the suggestion in the application that laurel is also used to screen the development, none are native species. Any planting would take time to establish and meanwhile residents will become a virtual part of a static caravan park.

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The disposal of user waste presents 2 problems. Firstly the existing domestic septic tank is shared and the proposed screening may lead to access issues for residents and also the possible incursion onto private property by users of the camping pods. Changes to government guidelines appertaining to waste management coming into force in 2020 have not been covered in this proposal and the potential discharge of any effluent directly into the adjoining water course is of great concern. Secondly, New septic tank proposals would need to indicate the type of tank proposed, its capacity to cope with the high number of users and the emptying regime required, none of these details are provided. Siting on the lower level of the field would place it near the stream that runs along the boundary. There are concerns too here for flooding in winter.

Management of the site it is assumed would be carried out from the semi-detached residence as no site office is mentioned in the application, raising the potential nuisance to residential neighbours of pod users seeking support at any period of time from the management staff. Would the use of the residential property associated with the land constitute a possible change of use should it become an integral part of the camping site? No mention is made of the proposed opening times of the site so this can only be assumed to be year-round with the continual change round of visitors again adding to the traffic and noise issues.

Council concludes that the development is totally inappropriate for such a location, sitting within a residential enclave, the disproportional increase in noise, traffic issues which will not only affect the near neighbours, the setting, close to the conservation area of the Peak Park, together with increased traffic implications for the wider area and a danger to any potential users of the camping pods who should venture out on foot, all are aspects we have considered. Council therefore sees no overwhelming benefits from this development and urge the District Council to refuse the application.

### iii) Planning updates/issues:

Tonnage – no movements expected until late July.

Cheese Press Cottage – 29.9 SiPPC commented, 7.10 4 options appear online, 10.10 closes to public comment, 17.10 final drawings published, decision to grant 18.10 – no amendment consultation issued and the build appears to be altering the property to one roof line rather than subservient extensions on the drawings.

The invite to councillors, made in Public Speaking last meeting, to visit the Old Hall Congreave could only be attended by one councillor who was presented with some further information. Council awaits a new application to consider on its merits at that time.

The 5<sup>th</sup> Planning application for Swallow Cottage had no yellow site notice displayed and PDNPA has been asked to clarify why.

Clerk to contact Birchover PC to enquire whether the Llama festival has planning or a licence.

### Enforcement:

Swallow Cottage – hedging outstanding but out of planting season – a deadline is needed

Goldcrest – PDNPA have given up so case closed

The Cottage Congreave – no sign of remedial works yet

Site on Pilhough Road – a notice to quit is understood to have been issued but stocks remain

### 1512 Footpaths and Highways

Highways: the state of Lees Road from the crossroads up to the chapel door is of concern. Lost HGVs have been using chains to get traction when reversing from the too narrow section gouging chunks out of the road, the highway has degraded around the drains and has a sticky soft patch directly outside the chapel entrance.

The crossroads at Pilhough has seen major erosion due to long loads turning from Stanton

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down to Congreave and back, cutting the embankment and changing the water run off route which will cause flooding to properties on Congreave Lane if remedial action is not taken before winter. An exercise to locate long lost drains on Coach Lane is being undertaken by residents.

### 1513 Reports

#### i. The Green / Parish assets

Handyman contacted to remind of deadline to paint play tower frame – have asked to be done before term ends and preferably early in the week as well used at weekends

#### ii. Enthoven

Noise is mainly of concern when the sweepers are active. The company appears to have given up on its neighbourly pre-informing of site alterations with a consequent drop in goodwill.

#### iii. Stanton Moor Solstice

The night road closure of the B5056 / A6 Junction caused minor nuisance as it was limited to only 4 nights.

The police actively discouraged end of school exam revellers using the Comprehensive School parent email service and stopped one car for suspected illicit substances.

#### iv. The Stand(Belvedere) / Stanton Road run off – no response from the landowner.

#### v. Stanton Minerals – Stancliffe were thanked for the pre-notification of Saturday working partly enforced by reveller traffic congestion and welcomed the proposed defibrillator training.

### 1514 Community Involvement Scheme

It was felt that this was rather insulting to parishes who already carry out this reporting function but that if monies were available it should be followed up.

### 1515 Standing Orders 2018 adoption

Resolved to adopt the draft presented.

### 1516 Items for information and DALC (already circulated by email)

DALC Circulars 7/8; Clerks and Councils Direct, , PDNPA Bulletins

### 1517 Finance (a) Accounts for Payment

Cheque No	Payee	net	vat
	UB HM Lovell (July salary)	£234.09	
	Ddr NEST	£17.33	
	Ub HM Lovell (expenses)	£19.90	
	Ub Haddon Landscapes mowing	£190.00	
	UB HM Lovell (August salary)	£234.09	
	Ddr NEST	£17.33	

(b) Income – VHMC £304.15

#### c) Budget Appraisal/Risk Assessment

balance before above	£11800.68
balance after above	£11069.94

### 1518 Date of next meeting – Wednesday 19<sup>th</sup> September 2018 at Stanton in Peak Village Hall

Due to ensuring council keeps quorate, meetings are being held on a Wednesday evening for the foreseeable future which means that meetings can only be held in Stanton Lees Chapel if all are available on a Tuesday only. We have vacancies for three councillors.

The remaining 2018 meeting is: 21<sup>st</sup> November; 2019: 23rd January, 20th March (APM), 22nd May (post elections) – all in Stanton in Peak Village Hall

PART II – CONFIDENTIAL INFORMATION

*To move the following resolution - "That in view of the confidential nature of the business about to be transacted (in respect of the personal situation of an employee which could result in legal proceedings) it is advisable in the public interest, that the press and public be temporarily excluded and they are instructed to withdraw." none*

There being no further business the meeting closed at 9: 20 pm