

# STANTON – IN – PEAK PARISH COUNCIL: Minutes

Minutes of the Parish Council Meeting held on 9<sup>th</sup> January 2019  
At 7:30pm in Stanton in Peak Village Hall

**PRESENT:** Cllr S Fogg, Cllr R Griffith, Cllr P Morris and Cllr I Mortimore  
**In attendance:** Matthew Lovell (Clerk) and 9 members of the public

1548 **To receive apologies for absence**

No apologies necessary

1549 **Variation of order of business and Clerk's request for inclusion of Time Constrained items**

No variations required.

1550 **Declarations of Members Interests**

No declarations were required in respect of this meeting.

1551 **Public Speaking**

a) Members of the public attended to update council on the revised planning application being discussed and give their support to it. Discussions on other enforcement issues and Snail

b), , District Councillor Jo Wild and PCSO A Boswell sent apologies. PDNPA member Kath Potter briefly attended to note HGV issues but left without hearing planning comments. County Councillor Jason Atkin attended the meeting with the DDDC conservative candidate for the May election and noted that the DCC advisory HGV signage for Darley Bridge proposals are due out at the end of March.

1552 **To confirm the Non-exempt minutes of the previous meeting**

RESOLVED to confirm as a correct record the minutes of the meeting held on 5<sup>th</sup> December 2018. The minutes were signed by the Chair

1553 **To determine which if any from Part 1 of the Agenda should be taken with the public excluded:** no items

1554 **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 for Decision** – NP/DDD/1218/1134 Stanton Old Hall Congreave - Demolition and replacement of existing link building. Alterations to and change of use of existing buildings to create holiday, bed and breakfast, and office accommodation. Construction of underground plant room, tractor store, waste treatment plant, and ground source heat pump. Alterations to site access. Landscaping and other works incidental to the proposed development

Council cannot support this application as it stands for the following reasons:

It is considered that this proposal would be against the Core Strategy which does not allow for businesses in existing isolated buildings, or new buildings in the open countryside in order to conserve landscapes and valued characteristics such as tranquillity and dark skies. The Development Plan seeks to steer new business development to settlements rather than the countryside, council believes that Congreave would not be classed as a settlement.

Council regrets the neglect over past years having brought about the need for large scale renovation but feels the application and it's change to commercial business use is not appropriate for this significant building. It does, however, note that the planning officer's recommendation in the D&A Statement, for siting the new plant room on the

## STANTON – IN – PEAK PARISH COUNCIL: Minutes

ground floor of the barn, would limit use of this space for business purposes and therefore cap the usage and footfall should this aspect be approvable.

The major problem of access is of most concern. The route uphill from the Hall to Pilhough crossroads is extremely narrow and the junction already dangerous. There are very few passing places and whilst the improvements to the hall access are welcomed the major problems are with the remainder of the route. This is a narrow 60mph country lane route very heavily used by walkers – especially DofE groups and a substandard road. Increased traffic will conflict with local usage and lost HGVs and the potential from B&B, 2 holiday cottages and a business will increase the number of journeys. It is noted that the HSP report published has lots of missing statistics, is generic and does not take any account of local knowledge of true accident and incident statistics. DCC Highways statement of 13<sup>th</sup> April noted the negative effects due to the significant intensification of traffic in the development of this site and unless they propose significant improvement to the lane – their report was not yet available at the time of this decision, Council considers this a major obstacle for the scale of this application.

NP/DDD/1218/1142 Stanton Old Hall Congreave (details as per 1134)- Listed Consent  
The Parish Council supports the PDNPA Conservation Officers views regarding all listed aspects of this application.

### iii) Planning updates/issues:

Tonnage - tonnages have been notified to us with few movements currently

Enforcement:

The Cottage Congreave – still no sign of remedial works

Beighton Lodge – parking infringements continue and no response on the light pollution query from PDNPA – the owner has offered to meet with Councillors

Cheese Press Cottage – the ridge line query awaits PDNPA comment

### 1555 Footpaths and Highways

Highways: HGVs – 3 more caught on Rowsley/ Stanton Lees section. The wall in Congreave is being rebuilt for the third time in 18 months due to HGV damage.

Pilhough crossroads – the diverted water run off inspection this week

Stanton Road run off – no response from officers

Trees on Lees Road above the Stanton Lees Chapel still awaiting attention

### 1556 Reports

#### i. The Green / Parish assets

Warren Carr noticeboard has broken off and smashed. Forticrete have offered to look at.

Grit bins – Long Rake has refill supplies awaiting collection

The Silhouette, signs and war memorial steps are being looked into by Stanton Estate.

#### ii. Enthoven

Ecobat car park – the ice warning units are battery operated so cannot be on timers and greatly appreciated by staff who arrive early and depart late. It was noted that both Ecobat and Enthoven lighting is unrestricted in timing and heavy on light pollution – DDDC planning enforcement to be asked to assess.

# STANTON – IN – PEAK PARISH COUNCIL: Minutes

## 1557 Donations

Snail has a commercial sponsorship of £500 from Marshalls for this year so is only seeking advertising revenue. Council agreed to increase it's input to a page advert for this year.

## 1558 Items for information and DALC (already circulated by email)

DALC Circulars 16 – Pay award – agreed and acknowledged by Council, Clerks and Councils Direct, next PDNPA Stanton Moor Liaison 22<sup>nd</sup> May 10am

## 1559 Finance (a) Accounts for Payment

Cheque No	Payee	net	vat
	UB EON	£17.09	
	UB HM Lovell (January salary)	£234.09	
	Ddr NEST	£17.33	
	UB J Aston website	£57.00	
	Ub HM Lovell (expenses)	£22.40	
	UB HM Lovell (February salary)	£234.09	
	Ddr NEST	£17.33	
	Ub Snail page advert	£80.00	

## (b) Income – nil

## c) Budget Appraisal/Risk Assessment

balance before above	£8531.93
balance after above	£7852.60

## 1560 Date of next meeting – Wednesday 20<sup>th</sup> March 2019 at Stanton in Peak Village Hall Annual Parish Meeting precedes this starting at 7:30pm

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.

2019: 2<sup>nd</sup> May Elections, 1<sup>st</sup> Meeting- 22<sup>nd</sup> May (post elections) in Stanton in Peak Village Hall  
17<sup>th</sup> July, 18<sup>th</sup> September, 27<sup>th</sup> November

## 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 9:35 pm