

# STANTON – IN – PEAK PARISH COUNCIL: Minutes

Minutes of the Parish Council Meeting held on 14<sup>th</sup> July 2020  
At 7:30pm Using Zoom under Covid Government Conditions

**PRESENT:** Cllr S Fogg, Cllr P Morris and Cllr I Mortimore  
**In attendance:** Parish Clerk and 0 members of the public

1663 **To receive apologies for absence**

Cllr R Griffith sent apologies

1664 **Variation of order of business and Clerk's request for inclusion of Time Constrained items**

No variations required.

1665 **Declarations of Members Interests**

No declarations were required in respect of this meeting.

1666 **Public Speaking**

a) Members of the public – none

b) County Councillor Jason Aitken, District Councillor Matthew Buckler and PCSO A Boswell sent apologies. PDNPA Member Kath Potter

1667 As per Standing Order 26a and the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020, council resolved to adopt the following changes to Standing Orders until May 2021 or such time as the government revises or revokes the legislation: 3i, 3s; 5b,d and e; 17e – as per wording in the document for adoption already circulated.

1668 **To confirm the Non-exempt minutes of the previous meeting**

RESOLVED to confirm as a correct record the minutes of the meeting held on 17<sup>th</sup> March 2020. The minutes were signed by the Chair.

1669 **To determine which if any from Part 1 of the Agenda should be taken with the public excluded:** none

1670 **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, Stanton Old Hall Lane, 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 has concerns about conflicting aspects of the documents supplied along with continued worries for the increased traffic on this extremely narrow road. The change of use is of great concern and what happens after the lease expires and the interpretation of a future occupier needs to be reflected in watertight conditions. Council would therefore ask planners to consider the following:

Change of use

- This property has been a residential property and hasn't been used for agricultural purposes for over 50 years so would be an irreversible change from residential to commercial.
- The property was advertised to let as a residential opportunity not as a commercial development opportunity.

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- Stanton Old Hall was registered as a Ltd. company in September 2017. These plans seek to also bring Grafika Ltd. to the site. Grafika would then be the primary business (see Mark Nuttall's comments in the Design & Access statement)
- Council is concerned over the change of use of the barn from agricultural to B1 (office), they state it's for the tenants own use, if it were to be granted then is there any Planning Condition that could restrict number of office staff, future expansion into the proposed 'storage' space on the ground floor? Would further use be allowed after the 21 year lease expires?
- The indicated use of the ground floor for printers makes that office space / commercial too. (see hsp consulting doc. proposed use and access)
- The Authority's Development Plan generally seeks to steer new business development to settlements rather than countryside. This is not part of any settlement.

### The Buildings

- o Council notes that they are no longer proposing the 3-bed self-contained unit attached to the main hall building, this will now be a living room and boot room. It is still proposing a double bed self-catering unit at back of barn and 3 out of the 5 bedrooms (all doubles) in the hall to be used as B&B rooms. We assume the 1st floor 3 double ensuite bedrooms plan is as previously reviewed as there is no final version submitted?
- o Additional conservation roof lights are proposed in the main hall roof and also on the rear part of the roof of the large barn, against Conservation Officer direction, council would support officers in refusing these in a Grade II Listed building, any additional roof lights on the large barn could be viewed from a distance due to the position of the property.
- o Proposing that first floor of separate barn building utilised for the applicant's business, with a total of 132.2m<sup>2</sup> B1a use, with the main ground floor retained for storage.
- o There is still a proposal for a new build for the plant room rather than installation in the existing barn. Utilising some of the ground floor barn area for plant would be Councils preferred option in line with Mark Nuttall's comments.
- o Council also notes the addition of a separate tractor building within the curtilage and other various greenhouses/etc. (some already erected). Could the tractor not be housed in the empty space in the ground floor of the barn or other outbuildings within the curtilage?
- o What is the intended use of the pig sty buildings, there is no mention of these.
- o Council is confused by the proposed allocation of business space for the barn. Can someone explain how the 72m<sup>2</sup> B1 office use space on the 1st floor Barn plan (plan 102SB rev 2) becomes 132.2m<sup>2</sup> = total B1a use? (as stated on the plan) If you add up the areas on the Barn plan ground and 1st floors indicated with square metre sizes, it still doesn't add up, also, saying that B1 office on the first floor is only 72m<sup>2</sup> but turning all the space into B1 gives the building full change of use. The hsp consulting Transport Technical Note also advises that printers storage will be on the ground floor (office use?). It states that a planning condition will state that only the first floor of the barn will be functional/occupied B1 space, how can that be if printers are installed on the ground floor and could any such Condition be applied and enforced?

### External Lighting

There is nothing in the plans showing how this will be achieved and how the Peak Parks Dark Skies policy is to be addressed, considering HSE lighting guidance states that 'All roads, manoeuvring areas, yards, pedestrian areas, and anywhere traffic movements take place, should have suitable and sufficient lighting for safety'

### Tree survey

Is there an up to date version?

### The car parking spaces

- Local Plan Policy LT11 requires that the design and number of parking spaces associated with a development respects the valued characteristics of the area.

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- Policy LT18 states that the provision of safe access arrangements will be a pre-requisite of any development and that where the provision of safe access would damage the valued characteristics of the area the authority will consider refusing planning permission.
- One document states the tenant would work there (assume 2 of the residents) another says 4 staff, no mention of the gardening/ancillary staff and parking facilities. The Transport Technical Note says presently there is only 1 external employee and the company is based in Bakewell, therefore 2 parking spaces for the office include for a visitor.
- According to their website Grafika Ltd has 6 employees including the residents. Their website also invites business clients to "come and see us in our studio in the heart of the Peak District" and the addition of a reception area shows that this is indeed the plan. As the business is existing in Bakewell numbers of visiting clients/potential clients in relation to any parking requirements should be readily available for planning purposes.
- The B+B and self catering requirements as well as domestic use all combine with the above needs.

### Highways

- o Some of the queries here may be for Highways to answer especially with regard to using widened private entrances for passing places.
  - o The proposal is to remove the wooden gates at the Hall entrance so users can drive into the space, providing additional space on the bend, any 2 vehicles meeting on that bend could access the opening to pass each other but does this need adopting by Highways to cover if there's an accident? Increasing the visibility by removing the privet hedge and replacing further back (has already been done without permission) but how has that improved the visibility for road users?
  - o Removing the metal farm gate at the side of the barn and replacing with new entrance pillars and gates, proposing to provide additional space will again allow access onto private land for potential passing - what are the implications please?
  - o There is no mention of the 3 public footpaths that emerge onto the lane close to the property, no mention of the users of the lane and their safety, have they been considered in any profile?
- DDC highways response final comments needed as the last one is dated 17 January 2019.
- o Council considers it crucial that there is comment on this latest proposal. Although the applicant states in the conclusions in the Final Design & Access Statement 'Following a number of meetings with Derbyshire County Council Highways Department a consensus has been reached regarding a sustainable level of vehicular movements and development scaled to reflect discussions with the Highways Project Engineer.', there is no confirmation of this from Highways documented anywhere.

### Travel and transport usage

- o Revised Transport Technical Note - (final version) Number of parking spaces reduced to 7, with no spaces shown on the vast area at the side of the barn, again, what's to stop this from being utilised for car parking or as there is now, diggers, trailers etc going forward, could any conditions be placed on retaining that as an open space?
- o Access – proposal to move metal farm gate back and replace with 2 oak gates and stone pillars, is a grand entrance to an area on which no parking is shown so it must be assumed these are show gates to be kept closed. If not, there will be additional parking in that area unless a condition is set. The Revised Transport Technical Note states that 'The field access will not change in its use or have any new parking within in (as previously proposed)' so we would like to see that as a condition.
- o There is another field gate at the top of Stanton Hall Lane into the large field and no mention is made of this, if permission were granted, what would this entrance be used for? Will it be used during any works (ground source heating installation?) and are there any conditions placed on large vehicles and a construction management plan be implemented?
- o The farm movement table is still being used as the current potential traffic scenario but fails to give evidence on what it is based on.

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- o It clearly states that the applicant will not be providing meals (other than breakfast) so, visitors will have to travel to eat and the number of journeys per B&B and self-catering unit are unlikely to be as low as they state 'expected traffic' to be.
- o The Travel Plan states as a ground source heating system will be used, 'which will remove the need for an oil tank delivery approximately 4 times a year' however, on the submitted drawing (101 sb rev 2) an oil fired back up boiler is shown. Whilst it's a back-up, the oil tanker delivery statement should be corrected.
- o The Travel Plan also states in the same paragraph: installation of a Klargeter sewerage disposal system removes the need to have the existing tank emptied, the proposed site plan (100D dated 20/11/19) clearly shows 'Vehicle access to collect waste pumped from the processor' so, again that statement is at odds with the plan.
- o Council concludes that producing a Travel Plan merely ticks a box - it does not mean that any staff, business visitors or guests will comply with it, eg: how many of these business visitors, or B&B, self-catering guests will realistically be collected from a railway station or bus stop?
- o Council considers that the narrow road will always be an issue: business clients, self-catering and B&B users going for meals, services and maintenance need to be carefully considered by both Highways and planners.

### iii) Planning updates/issues:

Items for clarification with PDNPA: query how long it takes for an enforcement notice to be issued once an application is turned down and chase length of time for decisions – response that it depends on the individual case and if still being actively discussed with officers then a delay is inevitable provided it doesn't encroach on the 4 year limit.

Items for clarification with DDDC:

Ecobat – on all night external lighting and change of use from residential – no direct update  
Enthoven – non-permission external lighting query – no direct update – still with DDDCouncillor  
Letter to DDDCllr Purdy was again passed to an officer to respond and when chased an apology received with another promise of reply by the officer but nothing received for the meeting.

### 1671 Footpaths and Highways

Footpath No.4 has been notified to DCC Rights of Way by the PDNPA Footpaths Officer due to alterations – which may also have a planning interest.

### 1672 Reports

#### i. The Green / Parish assets

The Green –Fisher German have yet to come back – the estate has never dealt with the current owners so is unable to help. The Stanton in Peak noticeboard is in a very poor condition and needs replacing with a weather proof replacement.

#### ii. PDNPA Stanton Moor Solstice Debrief Meeting

Resolved to write direct to our MP

#### iii. Website Accessibility Regulations

Government legislation requires Councils to assess their websites and make a statement as to their level of accessibility by 16<sup>th</sup> September and thereafter work to comply. Our web designer estimates £520 of work to make compatible. This is disproportionate for our size council and the statement will be made to that effect.

### 1673 Greenaway Donation

Agreed to give a donation of £25 to assist this organisation which provides cost effective printing services to keep our parishioners informed.

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1674 Approval of Annual Governance Statement for signature

Council is happy that it has met good governance requirements and authorised the Chair to sign.

1675 Approval of Year End accounts for external audit

Council approved the accounts and authorised the Chair to sign the Exemption Certificate

1676 Items for information and DALC (already circulated by email)

DALC Circulars/briefings; PDNPA Bulletins; Covid information; Clerks and Councils Direct Parishes Day 3<sup>rd</sup> October, PDNPA Residential annexes consultation draft

1677 Finance

(a) Accounts for Payment

Cheque No Payee	
Ddr EON	£13.22+13.34+12.61+11.77
UB Dalc subs	£104.40
UB HM Lovell (May – August salary)	£242.50
UB Thornhill Settlement	£51.00
Ddr NEST (May – August)	£17.94
Ub HM Lovell (expenses May)	£12.06
Ub Unity charges	£18.00
UB Haddon Landscapes (Apr-June)	£225.00
Ddr J Aston 6 months website	£81.00
Ddr PPPF Subscription	£12.00
UB HM Lovell expenses July)	£27.86
UB Came & Co	£689.01
UB B Wood internal audit	£25.00
UB Mole Country Stores – cleaning eqpt	£23.38
UB Greenaway	£20.00+£45.00

(b) Income – Precept £6458.00 VH Ins £351.30 Interest £5.99

c) Budget Appraisal/Risk Assessment

Current balance at 30 <sup>th</sup> June	£5362.23
Savings Account at 30 <sup>th</sup> June	£6007.70

1678 Date of next meeting – Tuesday 22<sup>nd</sup> September 2020 in **STANTON** in **PEAK Village Hall** or by Zoom if Government still advises – please check our website in the week prior.

Thereafter all Tuesdays: 7<sup>th</sup> November SLC; 2021: 19<sup>th</sup> January SiP, 2021 16<sup>th</sup> March (+APM) SLC, 25<sup>th</sup> May SiP – OR by ZOOM if Required

### 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 8:50 pm