

STANTON – IN – PEAK PARISH COUNCIL: Minutes

Minutes of the Parish Council Meeting held on 17th November 2020
At 7:30pm Using Zoom under Covid Government Conditions

PRESENT: Cllr S Fogg, Cllr R Griffith, Cllr P Morris and Cllr I Mortimore
In attendance: Parish Clerk and 3 members of the public

1692 **To receive apologies for absence**

No apologies required

1693 **Variation of order of business and Clerk's request for inclusion of Time Constrained items**

No variations required. Clerk requested inclusion of planning app for 3 Green Terrace as below.

1694 **Declarations of Members Interests**

No declarations were required in respect of this meeting.

1695 **Public Speaking**

a) Members of the public – a representative of the Defibrillator Responder Group outlined their work and answered questions in their bid for a grant. A Stanton Lees resident asked if Council would be prepared to purchase a couple of litter pickers that could be made available to residents for when out walking the parish.

b) PDNPA Member Kath Potter and PCSO B Morris sent apologies.
District Councillor Matthew Buckler informed the meeting of the new DDDC Biodiversity Group that is looking at what they can do for the environment and sought comment on cutting verges. He noted that he welcomed being copied in on DDDC Planning matters and would ask for applications to be decided at committee where the parish wished. He also noted that he still had a few hundred pounds still to spend in his ward – interested groups should apply through DDDC Local Projects Fund – a simple online form on their website.

1696 **To confirm the Non-exempt minutes of the previous meeting**

RESOLVED to confirm as a correct record the minutes of the meeting held on 22nd September 2020. The minutes were signed by the Chair.

1697 **To determine which if any from Part 1 of the Agenda should be taken with the public excluded:** none

1698 **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** – NP/DDD/0620/0481 - Listed Building consent – Home Farm - Installation of two air bricks to the external wall of the building next to road - granted
- ii) **Applications returned due to time constraints:** NP/DDD//0820/0805 Holy Trinity Church - re-instatement of a lowered section of boundary wall around Holy Trinity Church

Council supports this application provided the additional materials used are in keeping with existing and meet Conservation Officer requirements.

20/00974/FUL Field Adjacent To Oldfield Lane Warren Carr Derbyshire
Use of land for the stationing and use of 3 no. camping pods and associated parking area

Stanton in Peak Parish Council objects to this application for the following reasons:
Whilst this application significantly reduces the previously refused application for 14 camping pods to 3, the location continues to represent issues on access and residential impacts.
The detailed documents and application form fail to specify the maximum number of users that could occupy each pod, without this information it is unrealistic to provide expected numbers of vehicles

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requiring parking facilities and importantly, the number of potential vehicle movements to and from the location (page 3 of the HAS report specifically says 'the likely trip generation of the 'pods' is difficult to determine) The numbers given are pure speculation and give no indication of a worst case scenario.

Whilst detailed reports have been produced in support of the application, much of that detail covers major changes that would be required to the existing highway infrastructure to support a change of use of a field. The field is said to be currently in use as an amenity grassland facility for the current owner (as per Ecology Report) or in another document 'used as agricultural pasture' No livestock utilises the site so, projections of movements to and from the field via the existing entrance are unsubstantiated and the current access could continue to fulfil any requirement of that type.

The Supporting Planning Statement attempts to answer the grounds for refusal given on the previous application.

Taking each separate report, Council would make the following comments:

Supporting Planning Statement

Those residents nearest the entrance would be susceptible to increased noise from vehicles entering and existing the site, as the suggested entrance would be closer to them. The report indicates that most campsite visitors will use vehicles to arrive, travel to starting locations for walks or cycling, visit the local supermarket and travel for evening entertainment increasing the impact on residents. They would be affected by users seeking out information at the owner's property and as per the report, the possibility of provisions being available at the applicants home leading to even more impact on the nearest property. (would this be operating retail premises from a residential home and are there implications here?)

There are no details of the hours the location will operate and if this is intended to be a year around operation.

Highways Access Solutions Report

A new vehicular access is proposed, although not stated, this would have to serve as both a cycle and pedestrian access point as well, therefore movements via this proposed access point would not be as low as have been predicted by use of only vehicles.

A speed study was conducted on a Tuesday in the winter months and between 1400 and 1700 hours, times which exclude vehicles travelling along Oldfield Lane at peak times of commuting, this resulted in low levels of traffic, therefore, the data is unlikely to be a true representation of actual usage.

The Local Highway Authority have the experience of managing the local infrastructure and their detailed knowledge of the locality appears to be borne out within the responses they have provided. Reducing the existing width of Oldfield Lane in order to provide a new entrance point and provide the required sight lines, whilst it may be a solution suggested by the consultants who conclude that the Lane has an 'excessive and irregular width and propose to' widen the verge' and 'reduce the carriageway' There are many other locations and access points in this Parish and throughout Derbyshire where similar solutions would have to be reviewed should this move of an existing entrance be acceptable to the Highway Authority.

The same can be said of the suggestion that the existing speed limit be reduced, to 30mph, the suggested move of an existing highway warning sign (the location of which is very specific in order to stop HGV's continuing to a point where they become trapped) the possible introduction of road markings and a new sign indicating a road junction. Many rural roads have little or no signage and access to agricultural locations do not warrant such excessive intervention in order to function. Therefore these suggestions to facilitate 3 camping pods are proportionally extreme and the Parish Council cannot support these recommendations.

Assumptions are made regarding the maintenance of overhanging vegetation, this lies outside the control of the applicant so no assumptions can be made and therefore should not form part of any potential access solution. Oldfield Lane is not just a vehicle highway, it is used by pedestrians and cyclists which do not appear to have been considered, nor has use at night by those using the Pods accessing an unlit road.

Highway Access Solutions (Road Safety Audit)

This report is a little confusing as it is titled PROPOSED CAMPING SITE LAND AT HIGHAM LANE, STOKE GOLDING and in point 2.2 it mentions Higham Lane proposed site access

It does however appear to detail the location in Warren Carr.

This report again concludes that overgrown vegetation would need to be managed to ensure sight lines are preserved, but the land lies outside the ownership of the current applicant and also indicates the lack of available space for any additional signage.

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TMS report

A site visit took place on a Thursday in August at 12.20pm, once again avoiding commuter traffic.

Problem 2.1 Adjacent wall to be set back and vegetation removed or cut back and maintained. The picture provided indicates that it would be necessary to remove existing trees and hedging, which is at odds with the Ecology report.

Problem 2.2 The vegetation highlighted is not on land in the applicants ownership therefore they would have no control over any required maintenance. As mentioned, the existing HGV sign is positioned in that location for a specific reason and should not be relocated.

Ecology Report

Whilst its noted that some native trees have been recently planted, the planting of leylandii can according to The Wildlife Trusts website, easily get out of control, shading gardens at the expense of native plants, therefore, not a species conducive with maintaining the existing flora of the field. Whilst this report advises no existing trees would need to be removed, the TMS report indicates trees by the existing road wall would need to be removed.

No mention is made of either the existing septic tank outlet or if a new tank would be required, either way, emptying would be required over and above that expected for a domestic property involving additional vehicles.

Noise Assessment

Whilst this indicates the camping pod users would not be affected by noise, there is no indication that residents would not be affected by noise from the users of the pods.

20/00923/FUL 2 Green Terrace, Stanton Lees - Double garage with workshop/home office above

Stanton in Peak Parish Council supports this application providing that the following are adhered to:

The change to the previously granted application relates to raising the eaves and the ridge height of the garage/workshop so that the eaves align with the eaves of the structure being built behind the garage (the Home Office, with patio doors). The confusing thing is that the 2015 drawings and the amended 2020 drawings are exactly the same, just the revision letter has changed from B to C on the elevations and A to B on proposed plan. This still shows the central internal height space as 2 metres, (drawings 1423-02 A & B)? If internally the maximum central height remains at 2 metres then Council has no issue.

Council requires that the PDNPA confirm their agreement to the provision of the velux window as this property lies within the Conservation Area.

for Decision – 20/01062/FUL, Change of use from a double garage to holiday cottage with associated external alterations at 3 Green Terrace Lees Road Stanton Lees Derbyshire DE4 2LQ

Council supports this application providing it meets with Conservation Officers Design guidance for the location and design of roof windows and compliments the finishes agreed for the neighbouring property. The conversion needs to keeps the ancillary accommodation tied to the cottage.

iii) Planning updates/issues:

Items for clarification with PDNPA: none

Items for clarification with DDDC:

Ecobat – on all night external lighting and change of use from residential

Enthoven – non-permission external lighting query

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Response to DDDC comments regarding all these queries is being compiled currently. It was noted the work on the white roof replacement has commenced but this opportunity to cover every aspect needs to be thorough as our District Councillor promises that it will be used as a basis for a discussion by DDDC with the Environment Agency to determine exactly who is responsible for enforcement of each issue.

1699 Footpaths and Highways

Footpath No.4 – no update received. Crossroads still not repaired. The Stand – an update will be requested. Council agreed to purchase 2 litter pickers to loan out to volunteer litter pickers.

Council welcomes the DDDC Biodiversity initiative and Council noted that in our parish they would like to see all verges left uncut except for visibility splays at junctions as this encourages wildlife and plants and helps keep down speeds on country lanes. It also makes a for a reluctance by drivers to drive onto them as they can't see what hazards might be there. As this is in the control of DCC Highways, Council has noted this in our Highways queries arising from the meeting to DCCllr Atkin as well as to DCCllr Buckler.

1700 Reports and Decisions

i. The Green / Parish assets

The Green –Fisher German have yet to come back. The Stanton in Peak noticeboard grant has been authorised by Cllr Buckler who was thanked for his £500 donation towards a weatherproof replacement. The social distance signs on the play area will be checked for legibility and replaced if needed. Council authorised purchase of more grit as only 3 bags in stock.

ii. PDNPA Stanton Moor Solstice future

Nothing more has been heard although we understand PDNPA are in discussions with Historic England and hopeful that a Public Spaces Order will be forthcoming from DDDC. More campers have been sited on the moor. DCCllr Atkin is to be chased regarding the highway changes he promised regarding restricting verges and parking. A progress report is to be requested from our MP for the constituency consultation.

iii. Enthoven – HGVs

2 lost HGVs have been noted recently who have misunderstood the Enthoven security instructions for overnight parking and had to turn back / reverse from Stanton Lees. Incidents due to HGVs stopping to sheet up on the dangerous brow after leaving the factory will be forwarded to our County Councillor to request Highways take action.

iv. Dale View Quarry Highway review

This was approved to take to the next Minerals liaison and pass to DCC thereafter. Cllr Fogg was thanked for her investigative work on this.

v. Village website changes

The new website was welcomed and has a reciprocated link to ours. Council agreed to continue with financial assistance for site costs in the same proportion as for the previous site. The WAR statement is on our website and will need addressing in the new year.

vi. Donation to Snail

Council is happy to continue support for Snail and awaits a specific request.

vii. Donation to Defibrillator Responder Group

Council resolved to donate the £200 requested. It considers the responders number needs to be advertised in every Snail to ensure newcomers and outlying houses and communities are always aware that there is assistance available.

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viii. Precept for 2021/22

Council resolved to increase the precept by 2.01% to £6588 – approx 81p per household

1701 Items for information and DALC (already circulated by email)

DALC Circulars/briefings; PDNPA Bulletins; Covid information;

1702 Finance

(a) Accounts for Payment

Cheque No Payee	
UB HM Lovell (Nov salary)	£249.18
Ddr NEST (Nov)	£18.44
Ub HM Lovell (expenses Nov)	£20.81
UB Cemetery maintenance grant	£650.00
UB Friends of the Peak District	£50.00
UB Royal British Legion wreath	£25.00
UB EON green electricity	£12.66
UB Community Heartbeat STA002 donation	£200.00
UB HM Lovell (Dec salary)	£249.18
Ddr NEST (Dec)	£18.44
Dd EON green electricity	£13.18
Ub Unity charges	£18.00

(b) Income – DDDC Noticeboard Grant £500.00

c) Budget Appraisal/Risk Assessment

Current balance at 30 th October	£3624.69
Savings Account at 30 th October	£6007.70

1703 Date of next meeting – Tuesday 19th January 2021 by Zoom if Government still advises – please check our website in the week prior.

Thereafter all Tuesdays: 2021: 16th March (+APM) SLC, 25th 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 9:30 pm