

STANTON – IN – PEAK PARISH COUNCIL: Minutes

Minutes of the Parish Council Meeting held on 16th January 2024
At 7:30 pm in Stanton in Peak Village Hall

PRESENT: Cllr R Griffith, Cllr A Mellor, Cllr P Morris and Cllr I Mortimore (Chair)
In attendance: Parish Clerk and 5 members of the public

1931 **Apologies for absence**

Apologies were accepted from: Cllr S Fogg

1932 **Variation of order of business and Clerk's request for inclusion of Time Constrained items**

No variations required. Additional planning items: Revised plans for Hawthorne House are included.

1933 **Declarations of Members Interests**

No declarations were required in respect of this meeting.

1934 **Public Speaking**

a) Members of the public

A discussion on the Fire Report at Ecobat was had and it was agreed that for the system to work properly, the factory should make clear its procedure for reporting an incident to residents when it affects them so that when smoke is seen and no news is received they can be assured there is nothing wider of concern.

Safer members discussed the first County Council planning application and will be submitting a comprehensive statement giving details of all planning. They noted that the 50 objectors to DDDC application have not been contacted and will let them know with a possible view to asking for an extension beyond 24th January. Council discussed various aspects (see below for Council submission).

b) PDNPA Parish Member Kath Potter sent apologies.

PCSO A Boswell asked to be notified of all parish events and coffee mornings so that if these fell during duty time they can have a Neighbourhood team officer attend. He notified the meeting of a van theft due to it being left idling to warm up on the cold morning in Bakewell – fortunately recovered 45 minutes later – but a reminder not to leave vehicles with their engines running. Derbyshire Talking Survey sets the monthly priority for the police and those taking part get to influence this. Currently speeding and parking on solid white lines are the main focus.

DCCLr Sue Hobson noted that the online pothole system needs multiple reports due to the county wide problem and she will chase if these are not attended to in a reasonable time with the Cabinet member. She has received no further update on the VAS and it's intended operation although one Parish Councillor has had a personal update on the latter and will circulate to all. A meeting on floods and resilience grants in Baslow was advertised.

DDDCllr Laura Mellstrom noted the concentration of DDDC on the southern area with the Matlock Bus Station improvement the most northerly scheme. A group has been set up to discuss with County the lack of bus service in the Northern area. Her Local Projects Fund monies are almost spent with the Memorial repair request or the benches contenders for the rest this year – she hopes to have more to distribute in May. Birchover now holds similar coffee mornings to Stanton with their next on 27th January.

1935 **To confirm the Non-exempt minutes of the previous meeting**

RESOLVED to confirm as a correct record the minutes of the meeting held on 21st November 2023 were signed by the Chair.

1936 **To determine which if any from Part 1 of the Agenda should be taken with the public excluded:** none

1937 **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.

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- i) **Decisions received** – none
- ii) **Applications returned due to time constraints:** none
- iii) **for Decision –**

NP/DDD/0923/1085 Hawthorne House, Main Road - Proposed rear north extension to form a kitchen. Construct a summer house on the north-east boundary line with the removal of the existing hexagonal summer house and additional grounds work required to accommodate the extension and creating a pathway to the new summerhouse. – amended proposals

Council continues to object on the basis that this is an extension of an extension and therefore of greater mass than the original footprint allows for under policy. It sets a dangerous precedent to the rules if allowed for incremental creep.

NP/DDD/1223/1515 – 2 Stone Steps, The Green – Single/partial double storey rear extension.

Council supports this small extension considering it unobtrusive, in keeping with the main building and giving no massing issues.

CW3/1123/40 Ecobat, South Darley, application for oxygen farm attenuation building

Council cannot support this application in its current state as there are too many errors and missing information and this application needs to be deemed invalid and resubmitted with a comprehensive rewrite to give transparency and accuracy that will enable your planning committee to make an informed decision.

We summarise below the areas that need amendment and clarification before this application can be seriously considered:

1. APPLICATION FORM (REDACTED)

P4: "Has the work or change of use already started?" As the retaining wall is a retrospective application then the answer "no" is false.

P5: "Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application. Land which is known to be contaminated. [or] Land where contamination is suspected for all or part of the site"

"no"? This is a "Site of High Public Interest" monitored by the Environment Agency dealing with lead recycling with areas of suspected lead in soil and recent rises in lead in air emissions. We would expect a contamination assessment to be provided as a minimum for all applications to show due diligence.

P6 "Are there trees or hedges on the proposed development site? "no" true but removed for the retrospective application.

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?" "no" ? – the site is surrounded by trees that are very important to the local landscape character and requires a Tree Survey in accordance with the application form.

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P7 Biodiversity and Geological Conservation

“no” – this completely disregards the Clough Woods SSSI which the applicant acknowledges exists on Page 13 of the Design and Access statement but which omits to supply evidence to substantiate their claims of no adverse effects. A survey is needed as per your requirements. We note the 2015 Management Plan for the woods supplied is an early draft and a 2020 review should be available.

P8 : “All Types of Development: Non-Residential Floorspace: Does your proposal involve the loss, gain or change of use of non-residential floorspace? Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.” “no”? how does a new building not change internal floorspace?

P9: “Hazardous Substances”, the question is put: “Does the proposal involve the use or storage of Hazardous Substances?” “no”? Our understanding is that oxygen is not dangerous in itself, but that it supports combustion – therefore constructing a confined housing could result in accumulation of oxygen that might otherwise dissipate safely into the atmosphere. We would expect the application to include detailed consideration of such risks, demonstrating how they are mitigated.

1 The applicant also states that the site cannot “be seen from a public road, public footpath, bridleway or other public land.” The site is about 20m from a public road and is very clearly visible from that road

2. PLANNING, DESIGN AND ACCESS STATEMENT (PDAS), NOVEMBER 2023

On page 2 of the PDAS, the Applicant's agent states:

“The response [of the County Council in its pre-application advice] identified that matters of drainage, traffic, noise and cumulative impact should be addressed in the submission.” The applicant gives a response but provides no evidence to substantiate this.

The retaining wall is briefly mentioned as retrospective but no details are given so planners are expected to nod it through with no knowledge of its compliance or build.

The Planning History outlined is not the full picture of all past applications and an accurate summary of the full picture is needed. The piecemeal approach to past applications that always indicated “no expansion” has been proved incorrect with the increase in vehicle movements over this period that pressure the highways that County is responsible for. A clear starting point showing just what has been legally agreed on the site needs presenting so your Planning Committee is not drawn into accepting any parts that DDDC Planning Officers had not completely determined on handover. A report from DDDC should be a necessity before considering any applications.

In the Design Access Statement (5.1.5) there is reference that the application “forms part of operational requirements which may enhance the operation as a whole,”. This is then dismissed as not a material consideration. 5.5.1 refers to transport and refers to a possible efficiency in deliveries to the site (currently by tanker). The statement uses the phrase “We acknowledge that this efficiency may be part of wider site operations relating to vehicle movements.” Vague statements have long been a cause for concern in these applications as they show wider plans not in specific application submitted that give a major cause for transparency questions, especially for incremental creep and increasing traffic movements that have led to County having to install traffic management systems and cause problems for local residents. Past experience has also shown that in mentioning other areas this can be taken as permission to carry out work without further application so needs careful consideration. Our understanding is that the planning committee should be

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reflecting on the changes in aggregate, specifically to guard against any organisation subverting planning principles by submitting changes incrementally.

3. RED ACOUSTICS

NOISE REPORT FOR TIER CONSULT IN RESPECT OF THE LOX/VSA BUILDING AT ECOBAT2

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No mention is made of the effects of external plant outside the building and a survey to show the effects of these is needed taking into consideration the cumulative effects of multiple operation.

On the noise egress comparison, a site view is provided that specifically identifies residential properties in South Darley, and even the single property of Sabine Hey. Not only is Warren Carr not identified as 'residential' but a large label is shown identifying Forticrete that obliterates the residential properties that are closest to Ecobat. This is worrying and gives the impression that those producing the reports are unaware of the 14 residential properties alongside the closed Forticrete factory. A clarification is required to ensure our parishioners have been taken into consideration.

Stanton in Peak Parish Council considers that this application needs to be deemed invalid until such time as all forms are accurately completed, surveys submitted and a clear and transparent application is received with no errors. Should officers wish to proceed without, then Council requests that it be brought to a full planning committee for decision.

NP/DDD/1022/1038 – New Pilhough Draft Conditions

Council is pleased to support the draft and notes the welcome inclusion of all the haul road and that whatever time scales for plans etc, the definitive 31st December 2025 for total completion. The only concern is a wording issue in Clause 61 "the restoration of the haul road will shall be completed" - will or shall but not both ?

iv) Planning updates/issues:

Tonnage sheets have been received for loads out meeting movement conditions.

Items for clarification with PDNPA: none

Items for clarification with DDDC: none

1938 Footpaths and Highways

Lees road collapse – closed to 24th December to facilitate the subsidence. The grit bins have been filled and more grit was authorised for purchase if needed.

The Application to amend the definitive map has been acknowledged received by PROW and now starts the long legal process.

Highways to be asked to look into road border trees and contact landowners to ensure surveys and pollarding is carried out.

1939 Reports and Decisions

i. The Green / Parish assets

Top gate post refixing awaits better weather.

The War Memorial Benches – agreed to seek grants to replace both benches with matching recycled material versions once grant funds have been sourced.

Website – noted that the village site appears to have ceased operation. Council site is to meet Government directives and can show links to other sites for reports but is not intended as a rapid update mechanism.

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ii. Ecobat Resources Liaison meeting

The minutes have still not appeared and questions will be asked. The date is 6th February but may alter. Lighting has seen some changes but not those most wished for and more visible plumes from the 3 chimneys have been noted even on warmer days.

iii. Mowing Tenders

Open Gardens date needed before placing the contract. It was agreed that the wildflower area is not attracting flowers and will be brought back into the mowing schedule.

1939 Items for information and DALC (already circulated by email)

DALC Circulars/briefings; PDNPA Bulletins – no matters of note

1940 Finance

Resolved to authorise the following:

(a) Accounts for Payment

Cheque No	Net	Vat
Cheque No Payee		Vat
UB YPC grit 20 bag purchase	£75.00	
UB Postage PROW	£15.50	
UB Meadow signs – Responders slc	£30.00	£6.00
UB J Aston 6mth website	£102.00	
UB EON	£41.46	£2.07
UB HM Lovell (Jan salary)	£301.45	
Ddr NEST (Jan)	£22.31	
Ub HM Lovell (expenses)	£26.72	
UB EON green electricity	£24.86	£1.24
UB HM Lovell (Feb salary)	£301.45	
Ddr NEST (Feb)	£22.31	
UB Stanton Snail (renewal)	£80.00	

(b) Income – Interest £35.99

c) Budget Appraisal/Risk Assessment

Current balance at 4 th January	£2343.55
Savings Account at 4 th January	£5227.86

A parishioner is investigating the re-etching of the War memorial and is asking for support in the next edition of Snail. Council agreed in principal to contribute towards this.

1941 Date of next meeting –. Tuesday 12th March (following the APM) Stanton Lees Chapel

2024: 14th May SiPVH, 2nd July SLC, 3rd September SiPVH, 19th November SLC

PART II – CONFIDENTIAL INFORMATION

none

There being no further business the meeting closed at 9:42 pm