

IDRIDGEHAY ALTON AND ASHLEYHAY PARISH COUNCIL

MINUTES of the **EXTRAORDINARY MEETING of IDRIDGEHAY, ALTON AND ASHLEYHAY PARISH COUNCIL** held in the Village Corn Store, Wirksworth Road, Idridgehay on **WEDNESDAY, 12 AUGUST 2015** called to discuss planning applications that require comment before the next meeting on 2 September and the sale of the Black Swan Inn.

Present: Cllrs: R Tatler (Chair), D Ibbett, E Matkin, J Smith, F White and R Hallam (Clerk).
In attendance: D Taylor (AVBC elected representative) and 21 members of the public.

Cllr Tatler opened the meeting at 7pm and welcomed the members of the public.

33/15 Apologies for absence were received from Cllrs Matthews and Westbrooke who were both away on holiday.

34/15 **Declaration of Members' Disclosable Pecuniary Interests** - none

35/15 **Public Speaking**

1a Bev Webster reported that there would be no new BT installation until 2017. W3Z were interested in a showcase village for their broadband service but required a booster mast to provide this. W3Z considered the church spire unsuitable but that Chatsworth Estate had agreed for a mast to be sited at New Buildings Farm, Calladine Lane in Shottle which would share the load with a mast on Alport Height. This would be operational within the next 2 weeks.

Cllr Matkin arrived at this point.

Bev Webster asked if the council would assist W3Z in circulating details of the W3Z service via the newsletter and if the council would ask BT when it intended in bringing BT Superfast Fibre service to the village for residents to be able to make an informed choice of provider. She also pointed out that alarms and alert devices required a land line at present.

1b Cllr Tatler then invited comments on the planning applications listed:
No one wanted to comment on the Home House Farm application AVA/2015/0684.
Muff Wiltshire said that she was concerned over the cumulative effect of the proposed development at Beech Farm AVA/2015/0709 which is just outside the SLA.

John Wiltshire said he would be objecting jointly to both AVA/2015/0660 and 0661 on a multitude of grounds. He asked the council to emphasise consideration of the Neighbourhood Plan (NP) as an emerging NP is a material consideration and according to para 216 of the National Planning Policy Framework (NPPF) the closer to completion a plan is, the more weight it should be accorded in planning decision making. Given there were no unresolved objections to the NP, the examiner's commendation for the quality and effectiveness of the consultation undertaken and the evidence of local opinion, the NP deserves considerable weight. He quoted the combination of the NP's Landscape policies A B and F and Business Policies A C F G and I as sufficient reason to refuse these applications. Mr Wiltshire also said that as the AVBC Local Plan was in turmoil, he suspected that the NPPF would take priority - Para 184 of which concerning the landscape might be influential.
Cllr Taylor as AVBC elected representative reported that the NP had been discussed at the Cabinet briefing and would be put before its meeting on 2 September for approval. 5 weeks' notice was needed before the referendum, the final stage in the process, could take place. He said that he had received enough emails asking him to call in the applications if the case officer was minded to recommend approval but any comments should be sent to the case officer Paul Wilson at AVBC. He provided a paper outlining issues that could and could not be considered on deciding planning

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applications. Cllr Smith outlined the topics discussed at the meeting residents held with the case officer. The notes from this meeting will be circulated once Paul Wilson has agreed to them. Cllr Smith said that at a meeting to discuss an application on this site earlier in the year which was then withdrawn, planning officers Clare Thornton and Rae Gee had shared concerns over the cumulative nature of development on this site. AVBC had recently reorganised the planning officers into areas and Paul Wilson said that he would be consulting the rest of his team about these applications.

Glynis Ibbett said she supported John Wiltshire's objections and would object on landscape issues. She asked the council to consider objecting and at the same time ask without prejudice for conditions to be applied should the planning officer decide to recommend approval. Mrs Ibbett said the first condition should be dark roof for both buildings as the grey roof on the pig unit was not recessive and a larger expanse would be even more obtrusive. The second was a 10metre wide shelter belt of planting to screen the whole development from the south to wrap around the eastern side. Mrs Ibbett's photos showed that the development is clearly visible from both directions. Diane Kerry said it was visible from Windley Lane in Idridgehay and Pat Gapper said it was not just the buildings that were visible from Taylor's Lane but the whole concrete turning area that was currently being enlarged and therefore would be even more visually obtrusive. Terry Gapper said that the shelter belt would not be planted as this would restrict future development on the site.

David Haspel said he was surprised there had not been an open day to show what had been achieved so far and to prove that a 500 pig unit was acceptable. Cllr Frank White said that he had visited the site and that the business was already in operation. The first batch of weaners for fattening had been delivered at the end of May and would go for slaughter in September.

Terry Gapper suggested that the request for conditions inferred acceptance of the development but Cllr Smith reported that Paul Wilson denied this, saying without prejudice conditions did not dilute any objections made and Cllr Ibbett added that these need to be made at the time of objecting in order for the planners to be able to incorporate them into their recommendation. Pat Gapper reminded the meeting that at the time of the original application for a 2000 pig unit, the agricultural adviser had considered the business plan 'thin' and the operation would have to be subsidised as not viable on its own. She also was concerned about the size of the lorries to be used on site. The 500 pig unit application specified the size and number of journeys but this application for double the number of animals did not give any details over vehicles weights.

Glynis Ibbett wondered why the agricultural store shed had not been included in the previous application if it was essential to the business. John Wiltshire pointed out that these applications would result in 4 buildings which would be the same amount of development turned down by the Inspector at the first appeal.

John Snell from The Ecclesbourne Valley Railway told the meeting that the railway bridge on the site is owned by Network Rail at present and their latest report describes its state as 'fair'. He also said that the site owner had added a concrete deck to the bridge without permission. As EVR were in the process of taking over ownership of the bridge, in future they would be liable for any reinstatement costs. Muff Wiltshire told the meeting that the case officer had cited a development in Belper where Network Rail had halted the project as it considered that more traffic would jeopardise its bridge. She did however remember that Network Rail had declined to object to a previous application. David Haspel asked for further details of the weight of the lorries. Cllr Ibbett said EVR should put the case regarding this bridge to the planners to consider. Accepting liability for the bridge could compromise their existing business and that the report quoted related to a time when the traffic using this bridge was considerably lighter and less frequent. Cllr Smith asked if EVR would

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consider doing a survey and Mr Snell said they were in discussions with Network Rail about these issues.

Muff Wiltshire wanted to point out that both current applications state that each development would provide an extra job but the agricultural advisor could see no justification for this claim.

- 1c Cllr Smith reported that she together with Cllr Matthews and the clerk had viewed the Black Swan with the selling agent the previous week. John Stamp gave a report as Chair of the Steering Group saying that over the past 3-4 months the group had been looking at all the options available to get the Black Swan reopened but were subject to an 'avoidance game'. The pub is now finally on the market at an asking price of £405,000 after the interior has been ripped out. Reinstatement costs are estimated to be between £100,000 and £150,000. The previous owner John Thornton is not interested in re-buying the pub. A business plan is currently being put together and this will be presented to a public meeting at the end of September for residents to decide how to raise the necessary funds to make a community bid for the pub.

Bev Webster passed on comments from Ian Sneap at W3Z that he could see it run as a microbrewery and would happily buy a share.
Neil Ferguson-Lee from EVR said that they wanted to help and would be glad to support the community bid with marketing etc.

John Stamp pointed out that buying the pub was far from a certainty with the owner playing a long game and he wanted everyone to be clear about this. The public meeting would however be used to gauge the level of support to pursuing the reopening of the pub.

Public speaking ended at 8pm. Cllr Tatler thanked the members of the public for their attendance and contributions and said they were welcome to stay for the council's discussions. All members of the public left the meeting at this point.

- 2 No member wished to declare a Disclosable Pecuniary Interest, make representations or give evidence under the Code of Conduct relating to the Agenda items.

- 36/15 It was AGREED that the Approval of the Minutes of the Parish Council Meeting held on 9 July 2015 be deferred until the next scheduled meeting to be held on Wednesday 2 September.

37/15 **Planning Matters:**

The following new applications were then discussed:

- 1 **AVA/2015/0684 - Home Farm House Wirksworth Road Idridgehay** - Domestic garage and store – registered 27 July – decision expected under Delegated Powers on 10 September – PCC to write and object as new development in the Conservation Area against EN1
- 2 **AVA/2015/0660 - Land Off Wirksworth Road Idridgehay** - Erection of an agricultural storage building - registered 29 July – decision expected under Delegated Powers on 1 September
- 3 **AVA/2015/0661 – Land Off Wirksworth Road Idridgehay** - Erection of an extension to existing livestock building - registered 29 July – decision expected under Delegated Powers on 1 September

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These two applications were discussed jointly. Cllr White suggested that the council arrange a site visit and it was **AGREED** that Cllr Matkin would ask the owner for this. After further discussion it was **AGREED** by a majority vote that the council would object to these applications as contrary being to EN6 and asking for the NP to be given the weight due to a plan nearing completion. The conditions discussed in the public speaking would also be included without prejudice in case the case officer is minded to recommend approval.

- 4 **AVA/2015/0709 - Beech Farm Sandhall Lane Alderwasley** - Extensions to existing barn – registered 30 July - decision expected under Delegated Powers on 18 September – PC no comment or objection
- 38/15 **Sale of The Black Swan Inn** – It was **AGREED** that the clerk should ask David Brown if he is prepared to give a formal valuation of the pub.
- 39/15 **Broadband Provision** – It was **AGREED** to write to W3Z saying that an advert in the next newsletter would cost £60 for one panel and suggesting they might like to hire either the Alton Room at the church or the Village Corn Store for an open evening when they could explain the services available to residents.

The meeting closed at 9.05pm.

Minutes subject to approval at the next meeting of the council on Wednesday 2 September.