

IDRIDGEHAY ALTON AND ASHLEYHAY PARISH COUNCIL

MINUTES OF THE MEETING of IDRIDGEHAY & ALTON AND ASHLEYHAY PARISH COUNCIL held at St James' Church, Idridgehay on WEDNESDAY 9 MARCH 2022

Present: Cllrs R Tatler, Carl Hempshall, J Matthews J Smith (Vice Chair), M Westbrooke, Cllr David Taylor (AVBC and DCC elected representative member) and A Gratton (Clerk)

64/21 Apologies – Councillors D Ibbett and E Matkin

65/21 Variation of Order of Business – none

67/21 Declaration of Members' Disclosable Pecuniary Interests – Cllr Jane Smith declared a personal interest with regards AVA/2022/0061 The Pingle, Ashleyhay

68/21 Public Speaking

1 Cllr David Taylor gave an update with regards to the road issues around the district and informed members he had been pushing DCC officer to get these resolved.

Cllr Taylor informed members funds had been allocated from his leadership funds for a grant towards the village Platinum Jubilee Celebrations.

2 AVA/2022/0061 – The Pingle – Land off Taylor's Lane, Ashleyhay

Statement received from Ros & Crispin Hallam residents:

We are pleased that consent is now been sought for the unauthorised development on this green field site within the SLA and that this rural business is doing well.

However, we have a number of concerns about this application and the incremental development taking place without first seeking the necessary permissions.

The site is in a sensitive location surrounded by grazing land in the open countryside visible from two public footpaths. The permitted development (the barn, two polytunnels and chicken coup) was restricted to a narrow strip along the northern boundary, to minimise the visual impact. Everything that has been constructed since has spread well away from the boundary, and even beyond the cultivated areas.

- I. the gradual accumulation of numerous domestic style structures on the site - most of which have appeared recently during the COVID lockdown - has an adverse visual impact on this specially designated landscape
- II. the scattered placement of structures away from the working horticultural and the buildings permitted under AVA/2016/0257 adds to the negative visual impact.
- III. the compost toilets and shower shed has been built outside the cultivated area – as is the proposed parking- which seem disconnected from the business' working area.
- IV. Is additional parking for 4 vehicles essential for the equivalent of one extra employee?
- V. the unnecessary habitation of a converted truck on site – residency has been sporadic since 2015 and only seems continuous since lockdown.
- VI. the plan of the 'Pinalow' does not show any sanitary arrangements – are these now provided in the composting toilets/shower shed?
- VII. horticultural enterprises do not require 24/7 attendance and the caravan has overnight accommodation if needed in extreme conditions.

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- VIII. Design and Access Statement is presented as if consent will be automatically given for the recent constructions and the conversion and extension of the truck as a dwelling – only those items not yet constructed are listed under 'planning requests'.
- IX. Where on site is the kiln as this is not shown on the Block Plan?
- X. The application includes a 'garden curtilage' – an unnecessary domestic feature not part of a horticultural business.

We will write and express these concerns to AVBC directly and ask the parish council to take these into account when discussing its comments to AVBC.

Statement received from Cllr Dudley Ibbett – IAA PC Councillor

I'm not at all happy with the scale of development that has taken place on this site without planning permission nor what is now proposed with regard to business expansion in what is a rural location. I don't see the need for a commercial kitchen on this site or accommodation. The "business" seems to be viable as is and this really isn't the location for the expansion that has taken place/is being proposed.

There doesn't seem to have been any real consideration of the impact of what has been put on site with regard to siting or design, irrespective of whether it should be there in the first place. This goes against all that is said about the environment, wildlife, soil structure etc.

As a general principle, I also don't think we should support any development that has occurred without the required planning permission.

69/21 Minutes of last meeting

The Minutes of the Parish Council Meeting held on 12 January 2021 as previously circulated were **APPROVED** unanimously and signed by the Chair.

70/21 Planning Matters

The following decisions were NOTED:

- 1 [AVA-2021-1329](#) - **Rakestones Farm Gorses Kirk Ireton** - Listed Building Consent for Installation of an electric vehicle charging point on utility room wall – Reg 16-December-2021 – Decision due under DP by 11-February-2022 – Decision 1 February 2022 PERMITTED
- 2 [AVA/2021/1091](#) **Sherbourne Mill, Hillcliff Lane, Turnditch** - remove existing lean to porch to rear elevation and replace with a Single Storey Utility and Shower Room Extension (may affect the setting of a listed building) – Reg 08 October 21 – Decision due under DP by 26 November 21 – Decision 4 March 22 PERMITTED
- 3 [AVA/2021/1092](#) **Sherbourne Mill, Hillcliff Lane, Turnditch** - Listed building consent to remove existing lean to porch to rear elevation and replace with a Single Storey Utility and Shower Room Extension – Reg 08 October 21 – Decision due under DP by 26 November 21 – Decision 4 March 2022 PERMITTED

The following applications awaiting decision were NOTED:

- 4 **AVA/2020/0346 and 0349 – South Sitch, Wirksworth Road, Idridgehay** – proposed part conversion of barn into holiday let – Reg 22 May – Decision due under Delegate Powers by 30 July
- 5 **TRE/2020/0758 – Corner Cottage, Tinkerley Lane, Kirk Ireton** – proposed removal of hedgerow to create access – Reg 12 August – Decision due under DP by 23 September 2020.
- 6 **TRE/2020/0846 – The Cottages, The Green, Idridgehay** – proposed reduction of silver birch trees – Reg 29 October – Decision due under DP by 10 December 2020
- 7 **AVA/2021/0670 & 0671 New Buildings Farm, Taylor's Lane, Ashleyhay** – Proposed conversion of 1st floor store to one bedroomed studio apartment and works to existing farmhouse - Reg 9 June – Decision due under DP by 5 August
- 8 **AVA/2021/0656 - Land adjacent to Amberley, Hillcliff Lane, Turnditch** – Proposed outline planning permission for development of 2 detached dwellings - Reg 9 June – Decision due under DP by 31 July
- 9 [AVA/2021/1075](#) **Rakestones Cottage, Gorses, Kirk Ireton** - Certificate of lawful development for proposed use of outbuilding as a residential annexe – Reg 14 October 21 – Decision due under DP by 11 February 22
- 10 [PDR-2021-0064](#) **Alton Manor Farm Unnamed Road Comprising Section Of B5023 From Idridgehay To Ashleyhay Idridgehay Belper Derbyshire DE56 2SH** - Application for prior approval for conversion of agricultural building to a dwelling under Class Q - Reg 27 October 21 – Decision due under DP by 21 December 21

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- 11 [AVA/2021/1265](#) **Storage Unit, Cliffash Lane, Idridgehay**, Demolition of existing portal frame building and erection of two storey dwelling (may affect the setting of a listed building) Reg 10 December 21 – Decision due under DP by 28 January 2022. **Consultation - Councillors opposed the 2-storey dwelling on the grounds of Landscape and visual impact at 12 January 22 meeting**
- 12 [AVA-2022-0130](#) **Whitehouse Farm New Road Ireton Wood Belper Derbyshire DE56 2SD** Variation of condition 2 of AVA/2020/1172 for changes to garage design
- 13 [AVA-2022-0148](#) **Whitehouse Farm New Road Ireton Wood Belper Derbyshire DE56 2SD** Variation of condition 2 of AVA/2020/1171 (Listed building consent) for changes to garage design
- 14 [PDR-2022-0003](#) **Wallstone Farm Rood Lane Idridgehay Belper Derbyshire DE56 2SS** Application to determine if prior approval is required for a proposed change of Use of an Agricultural Building to Commercial Use (E/B8)

The following planning and enforcement matters were also considered:

- 15 **ENF/21/00127 The Racecourse, Hey Lane, Breamfield, DE4 4AF** – enforcement officer response 23/2/22 case closed for 2021

	App ref	Date valid	Address and proposal
16	AVA-2022-0117	4-Mar-2022	<p>Seven Oaks Farm Rood Lane Idridgehay Belper Derbyshire DE56 2SS</p> <p>Retrospective planning permission for a single storey car port and single storey garden storage shed attached to an existing double garage. Enclosing two sides of the single storey car port (may affect the setting of a listed building)</p> <p>IAA PC - No Objections</p>
17	AVA-2022-0061	1-Mar-2022	<p>Land Off Taylors Lane Ashleyhay Matlock Derbyshire</p> <p>The siting of a converted truck for use as a workers dwelling for a temporary period of 3 years, the subdivision of existing barn to create a commercial kitchen, siting of caravan to be used as a workers day room, lean-to extension to front and rear of barn, the construction of a polytunnel, 3 greenhouses, covered area, timber store, outdoor kitchen area, storage units, garden shed, compost toilet and shower block and car parking all in association of agricultural enterprise</p> <p>Members discussed application AVA-2022 -0061 and disappointed permission had not been sought before siting and were concerned at the random ad hoc, poorly designed development and current activity not appropriate in a special landscape are.</p> <p>It was proposed to send a consultation response to AVBC Planning under Landscape and Business Policies L1 and B1 of the Neighbourhood Plan</p> <p>Voting: 4 For</p> <p>One Abstention</p>

71/21 Financial Matters

- 1 It was **AGREED** to **APPROVE** the Statement of Account ending 28 February 2022 and the Chair duly signed this.
- 2 It was **AGREED** to **APPROVE** the following payments:

Cheque No./Bank Transfer	Payee	Amount	Description
BT 14/01/22	Idridgehay PCC	30.00	Alton Meeting room hire
BT 24/01/22	DALC Training	30.00	Year-end Accounts and Audit - Clerk
Total		£60.00	

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Members noted the NALC 2021-22 Pay awards adjustments to Clerks pay to be backdated to April 2021

Members noted the forthcoming payments for March 2022 prior to year-end:

Date	Item	Amount	+ Vat
Mar-22	Noticeboards	£ 750.00	£ 150.00
25/03/2022	Clerks Pay (13 wks =58.5hrs@£10.42 +£75) + NALC Oct-Dec increase - (18p per hr increase 13 wks x 4.5hrs = 58.5hrs total due £10.53)	£ 695.10	
30/03/2022	DALC Planning Training Chairman and Clerk 2 x £50	£ 100.00	
Mar-22	Previous Clerk's back pay April - September 6 x £10.53	£ 63.18	
Mar-22	Alton Room Hire	£ 30.00	

Note: - Vat to be paid but will be able to be claimed back

- **Funds will need to be transferred to cover payments**

72/21 Speedwatch

Request to DCC for Vehicle Activated Signs - Ian Parker, Traffic and Safety Engineer DCC had responded to the Parish Council email sent 19 January 2022 informing Members:

'Thank you for your enquiry of 19th January regarding the above.

First of all, please be assured that I fully acknowledge the concerns you raise in relation to driver speeds and associated road safety. This issue is a concern that residents and indeed road users across the County commonly report to us and one that is difficult to effectively address.

Our current approach to Vehicle Activated Speed signs of the type you suggest is injury collision (and speed) driven. Our criteria states that they would only be located at sites which have a history of a minimum of 6 injury collisions within 1km over the previous 3 years and where speed has been a factor.

This policy is adopted to prioritise the high number of requests we receive for these. The sheer number of requests far outweighs the resources available and given this demand we must ensure that our limited funds are firstly used in those locations where there is the greatest need and where most benefits can be achieved.

I can confirm that our records show the B5023 through Idridgehay to be free of injury accidents during the latest available three-year period and as such the provision of a DCC funded VAS would not be considered.

I can however advise that we are currently considering a review of this existing policy relating to Speed Indicator Devices in Derbyshire to ultimately enable their provision and their associated upkeep to be funded by District, Borough, Town and Parish Councils where applicable. However, to formalise such a new initiative the process needs to have Cabinet approval. The report detailing this change in policy is being presented at a Cabinet meeting in March/April 2022 for deliberation.'

It was agreed to find out the date and venue of the planned meeting and request that a representative attend on behalf of the village Speedwatch Scheme.

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73/21 Maintenance Matters

Members noted that a contractor had been engaged to make the two noticeboards and replacing the one opposite the Cornstore and the one on the bus shelter at the end of Windley Lane. These should be in place by the end of March

Members noted DCC had been notified that IAA PC couldn't take part in Public Rights of Way Minor Maintenance as the contractor had not been willing to take on the work after viewing.

Cllr Jill Mathews reported the disrepair of the pavement outside Southsitch she had nearly fallen and was reporting the DCC Highways.

Cllr Carl Hempshall reported the ditches on Cliff Ash Lane needed clearing on Cliff Ash Lane and to be reported to DCC Highways.

74/21 Churchyard Closure

Churchyard closure form had been sent by the PCC to the Ministry of Justice and a Notice of the closure had been published for 21 days and no representations had been received and a '10-day letter received' from the Ministry of Justice after which they will send the closure request will be sent to the Privy Council.

75/21 Queen's Platinum Jubilee Celebrations

Cllr Jill Matthews gave an update on the progress of the Queen's Platinum Jubilee Celebrations for the village. A meeting of volunteers had taken place on 16 February and decisions made so far:

Date: Sunday 5 June 2022 from 2.00pm

Location: Cornstore Field and/ Cllr J Matthews field if needed. Car parking behind Corn Store.

Type of Event: Bring your Own picnic/drinks. Chairs, blankets etc. No organised catering/keep it very simple. Bad weather option – gazebos; marquee, Corn Store (size may be an issue). Toilet available. Portable loos to be considered as well?

Attendees to be invited: Idridgehay, Alton, Ashleyhay, Ireton Wood villagers, their family, and friends. Not for wider public.

Funding will be used to purchase a souvenir either a mug made in the village or a coin for the children, entertainment, good outdoor toys which can be used in the future as well for village events such as fete, Portaloos if required.

Members were asked to make a decision on which souvenir to give - members decided to leave a decision until they had seen the design of the mug, Cllr Jill Matthews informed members she would circulate by email after the meeting.

63/21 Great British Spring Clean - members decided on the date 23rd April 2022 to be published on the Idridgehay Facebook page and Cllr David Taylor would source the equipment needed from DCC.

64/21 AOB

None

The meeting ended at 21.05pm

Minutes to be approved at the next scheduled Parish Council meeting to be held on 11 May 2022