

# WINSTER PARISH COUNCIL

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## Minutes of the annual meeting held at the Burton Institute, Winster on 4 June 2007

<b>Present</b>	Parish Councillor Brian Long in the chair. Parish Councillors Mat Adlam-Stiles, Jo Ferguson, Rob Greatorex, Stephen Harrison, and Allan Stone.
<b>In attendance</b>	Four members of the public and Veronica Kemble, Clerk.
<b>Public Open Session</b>	One resident asked about the proposed repairs on the Burma Road.
<b>Apologies</b>	Parish Councillor Don Shimwell.
<b>520/07 Minutes</b>	<b>Resolved</b> That the Minutes of the meetings of WPC held on 14 May and 22 May 2007 be confirmed as a true record and were signed by the Chair.
<b>521/07 Clerk's update on matters in hand and action required</b>	<p><b>62/04 Buckdale/Lower Westhills</b> A new officer at PDNPA has inherited this case and has advised that he is looking through the file and seeking legal advice before deciding what course of action to take. This matter has been on PDNPA's top 10 enforcement list for over a year. There is a worrying trend that when new officers take over a case that there appear to be insufficient notes for the new officer to act on. The Clerk was instructed to send a strong letter to Jim Dixon, Chief Executive of PDNPA about this and other outstanding matters and copy it to Andrew Cook and John Lomas. This will state that WPC feels let down by PDNPA's handling of this long outstanding high priority enforcement issue. A site meeting will be requested.</p> <p><b>75/04 Birchover Lane</b> The Clerk has not asked DCC's Highways Department whether they have carried out any work at all on this lane or propose to do so.</p> <p><b>240/05 NPDDD 0405 0406 Chesterfield House</b> PDNPA has been advised that the owners will be submitting a planning application.</p> <p><b>330/06 Wall on Woodhouse Lane</b> This has been demolished leaving only about two courses standing, and a post and rail fence put in its place. The stone from the wall has been rolled down the bank and is safe in the short-term. The Clerk was instructed to write to the resident to acknowledge this work and advise that he must remove the stone from site, failing which WPC will have it removed at the resident's expense. The Clerk will advise the insurance company that this matter appears to be resolved.</p> <p><b>402/06 Tree at 11 Leacroft Road</b> Dales Housing has visited the property again and found the situation no better, although subsequently some of the vehicles were removed. This tenancy is being pursued through the processes open to Dales Housing. Complaints about antisocial behaviour and the vehicles on site have been received from several residents mainly in Leacroft Road and Wyntor Avenue, who presumably walk past the site regularly. Following the recent pruning the tree less likely to be damaged as its branches are higher. The residents have been written to about damaging the tree and it is part of the processes they're going through. It is understood that the Police have been involved with the residents over the last few days.</p> <p><b>428/06 Footpath 2, Woodhouse Lane</b> The Clerk will continue to chase Whitehouse Construction to arrange a meeting.</p> <p><b>473/07 Ephraim House/Oak Lee, East Bank</b> This will be included in the letter to Jim Dixon mentioned above.</p>

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**521/07**  
**Clerk's update**  
**on matters in**  
**hand and action**  
**required**  
**continued**

**494/07 Cemetery** The Clerk will contact ABA as soon as possible.

The following items are still pending or being monitored.

**16/04 Dog fouling**

**403/06 Wall at Bank Top car park**

**75/04 Birchover Lane**

**455/06 Mosey Mere**

**311/05 Westhills/allotment gate**

**472/07 Affordable Housing**

**312/05 Warning signs for Warden**

**Cemetery turning circle**

**319/06 Pedestrian Safety - Elton Rd**

**Clerk's gratuity**

**330/06 Wall on West Bank**

**Stone Setts on Main Street**

**333/06 Yew trees in churchyard**

**Wall at Richfield, West Bank**

**370/06 Burma Road**

**Well at Oddo**

**Resolved** To note the matters in the report and to take the action outlined.

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**522/07**  
**Planning**

**NPDDD 0507 0386 Ivy Cottage, Wensley Road** This application is for conversion of a garage and workshop into holiday accommodation (the agenda stated incorrectly as conversion of the garage into a workshop). The Clerk will write to PDNPA as follows:

The Parish Council approves the application in terms of the building work. However, if this application is granted, it must be subject to Policy LH6 of the Local Plan being strictly adhered to. This states that the conversion of an outbuilding within the curtilage of an existing dwelling to ancillary residential use will be permitted provided that:

- (i) it would not harm the character of the building, the dwelling and the surrounding area; and
- (ii) it would not result in an over-intensive use of the property, an inadequate standard of accommodation or amenity space, or the need to replace outbuildings at a later date; and
- (iii) the site is large enough to meet the parking and access requirements of the proposed development; and
- (iv) the new accommodation provided would remain under the control of the occupier of the main dwelling.

The Parish Council would draw your attention to the following:

- (i) This property is in the Conservation Area. There is already a large percentage of holiday or second homes in Winster. Although the exact number is unknown, it is well over 15% of properties in Winster, and the need for a further holiday accommodation is questioned. This has an inevitable impact on the surrounding area.
- (ii) There is no assurance that the reduction in storage and garaging on this site will not lead to applications for new buildings in the future, which would impact on the neighbours and the footprint of the property.
- (iii) There are no proposals to ensure that all vehicles using the holiday accommodation will be parked within the curtilage of the property. This is a busy road with an abundance of on-street parking from existing properties.
- (iv) This must be a condition of any planning permission.

The Clerk will ask DDDC for a list of all holiday/second homes in Winster.

**NPDDD 0306 0200 Winster Shop** This has been granted subject to conditions.

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<p><b>522/07</b> <b>Planning</b> <b>continued</b></p>	<p><b>NPDDD 0606/0600 Luntor Farm</b> The Clerk will chase PDNPA for a reply to previous queries. <b>Resolved</b> To note matters raised and write the letters outlined above.</p>
<p><b>523/07</b> <b>Footpaths,</b> <b>highways and</b> <b>related issues</b></p>	<p><b>449/07 Street light on Main Street/West Bank junction</b> This is now working. <b>511/07 Water on East Bank</b> This is an old spout and no action will be taken. <b>511/07 Parking on Woolley's Yard</b> Beechwood Residential has confirmed that the parking space will be removed from the sales particulars. The Minor Maintenance claim to DCC is to be claimed. Chris Williams has completed a survey of the condition of all footpaths. DCC will be asked to carry forward any balance for 2006/7 towards work highlighted in the survey. The Japanese knotweed on the private land on The Flat is becoming a problem again. The owner will be traced and notified. If this is not resolved, it will be reported to Defra. <b>Resolved</b> To note matters raised.</p>
<p><b>524/07</b> <b>Parish Clock</b></p>	<p><b>Resolved</b> To donate £50 towards the maintenance of the Clock and to express concern about the functioning of the clock over the past few weeks.</p>
<p><b>525/07</b> <b>Matters arising</b> <b>from the Annual</b> <b>Parish Meeting</b></p>	<p><b>Bonfires</b> It was again felt that the matter raised relates to common sense and consideration for neighbours. Any policy on bonfires would not be enforceable. The Clerk will confirm with DDDC that the report in the last year's Village Mag is still correct and repeat it this year. <b>Buses</b> DCC will be asked to clarify the situation regarding the last bus to Matlock which terminates at Darley Dale. If this is due to historic problems with antisocial behaviour, WPC will ask that the bus to Matlock be reinstated. <b>Village Mag/noticeboard etc</b> The issue of potential funding from WPC will be considered when a request is made. <b>Traffic issues</b> The Clerk will write to the Clerks at Wensley and South Darley Parish Councils to gauge their concern about potential additional traffic following the developments at Matlock. WPC feels that the routes taken by the Toddler Group and School to the Burton Institute are a matter for those organisations and individuals. WPC continue will closely monitor the issues of traffic, speed and parking on West Bank. It may be that the new members will have fresh ideas. However, it is felt that some residents could alleviate some of these issues themselves. It may be that the parking problem cannot be resolved as there are few other places to park and in any event if the parked cars are removed, the traffic speed will increase. A letter covering these points will be sent to the Chair of the Action Group. <b>Footpath between Winster and Wensley</b> DCC is concentrating on the maintenance and upkeep of the existing network of footpaths rather than the creation of new ones. Even if the landowners were willing to have a new footpath, only a small part of it is in Winster Parish. WPC will look at the report being prepared by Chris Williams and decide whether to ask DCC to redirect funding to a new path. It may be that this matter becomes more pressing in future years with any increase in traffic or a desire for more sustainable travel. <b>Resolved</b> To note matters raised and to write the letters mentioned above.</p>

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**526/07** **Nomination of Parish Members** **Resolved** To nominate Chris Cartledge, Pat Coleman, Chris Furness and Kath Potter.

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**527/07** **Waterpipe on The Common** Severn Trent has nearly finished its work in the gennel and it would appear that the residents do not require the Deed of Easement from WPC. The residents' solicitors have indicated that they will not pay WPC's legal costs as the Deed was not granted. The question of costs to WPC will be considered if it arises.

**Resolved** To take no further action at this time.

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**528/07** **Financial update** **Resolved** To note:

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<b>Payments</b>	s/o Clerk's salary	122.60
<b>requiring approval</b>	s/o Warden's salary	121.52
	243 Post Office Ltd tax clerk's (£34.32) and warden's salaries (£34.10)	68.42
	422 National Trust re Market House rental	220.00
	245 Allianz fragmentation insurance (VAT £44.84)	301.08
	246 Platts Harris for strimmer head (VAT £3.82)	25.67
	247 Winster Parochial Church Council for Clock	50.00
<b>Balances at 4.6.07</b>	Current account	917.89
<b>Including</b>	Savings account	15,919.67
	Earmarked reserves for:	
	Open spaces	1,650.00
	Street light (2006/2007)	500.00

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A vehicle has damaged the retaining wall on The Common and the insurance company will be contacted to ascertain whether this is covered. The Police are aware and the streetlight has been removed by DCC for safety reasons.

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**529/07** **Correspondence**

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DALC	Circular 15/2007
DALC	Circular 14/2007
PDNPA	Management Plan 2006-2011

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DDDC has passed on a letter from a resident asking that DDDC stops strimming a piece of land she believes she owns outside Yew Cottage. The Clerk will ascertain from the Land Registry whether this land is registered. If it is not under ownership DDDC will be asked to resume strimming.

The three new Parish Councillors will attend DALC training in July 2007.

Parish Councillor Rob Greatorex will be nominated for the Standards Committees representative.

The Warden will be reminded of the dates for Carnival and Secret Gardens. The top end of West Bank, the wall along the Common and the area opposite the quarry need strimming.

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**Public open session** No matters were raised.

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**530/07** **Matters for information** The PPPF are holding a planning seminar on 10 November at Bakewell.

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**Next meeting** Monday 2 July 2007.

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