

WINSTER PARISH COUNCIL

Minutes of a meeting held at the Burton Institute, Winster on 7 February 2005

- Present** Councillor Brian Long in the chair.
Councillors Rob Greatorex, Geoff Lester, Frank Mason, Don Shimwell and Allan Stone.
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- In attendance** Eight members of the public and Veronica Kemble, Clerk.
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- Apologies** Parish Councillors Kevin Markham and Judy Williams, and District Councillor Ray Dring
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- 162/05
Public open session** A resident was concerned about cars parking on the road near the Red Lion Pub in Wensley causing a traffic hazard. Although this is outside the Parish, a letter will be sent to DCC and Matlock Police asking for their observations.
- The new owner of Richfield, West Bank commented on the frontage and boundary wall which have been discussed by the Parish Council on previous occasions. He believes they belong to the property and are not part of the highway. He would be happy to discuss safety issues if this is raised again.
- A resident mentioned that the two stiles on Wet Sough off Painter Way are broken and a tree has fallen across the path. DCC is aware of these matters.
- A resident spoke about the planning application for Hill Cottage, West Bank which is on the agenda (NPDDD 0105 0049). Councillor Rob Greatorex declared a prejudicial interest being a close neighbour of the property who might wish to make representations in a personal capacity, and left the room for this item. The resident stated that the proposed extension would cause an invasion of his privacy, reduce light to his property and is too big for the site. He was advised that he has a right to write to PDNPA with his comments.
- Resolved** To note the concerns raised.
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- 163/05
Minutes** **Resolved** That the Minutes of the meeting of the Parish Council held on 10 January 2005 be confirmed as a correct record and the minutes were signed by the Chair.
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- 164/05
Matters arising** **95/04 Gas regulator** This has now been moved and the work almost completed.
- 128/04 Wensley Road** The Clerk will write to Dick Hardy at DCC about the problems with vehicles mounting the footway.
- 133/04 Transport plan** There have been no requests for vouchers and the Countryside Agency has responded to the request to broaden the criteria and this will be investigated.
- 138/04 Recycling area** The wheelie bins from this site are not secured and move about in strong winds. Clarification to be sought from DDDC on liability/responsibility if accidents occur. The site has been tidier recently.
- 148/04 Letter from School Council** Parish Councillor Brian Long met with the School Council. The meeting was felt to have been successful in informing the pupils on their issues raised previously and what realistically could be achieved.

164/05 Matters arising continued

152/05 Rubbish on Woodhouse Lane This has been cleared.

161/05 Chairman's Awards Bill Glossop will be approached about this.

Resolved To note the matters raised.

165/05 Planning applications

NPDDD 0105 0016 Conversion of barn to stable adjoining B5085, Winster

The Parish Council in general supports the maintenance of old barns rather than seeing them fall into disrepair and subsequently become unusable.

However, the Parish Council recommends refusal of this application for the following reasons:

1. There is insufficient information about access to the stable, which would presumably be required once or twice each day. Access must either run across the Common or from Bonsall Lane via a new access road. No discussions have taken place with Winster Parish Council as the body responsible for the upkeep of the Common and access does not form part of the application.
2. It is not felt that this land and the land in application NPDDD 0105 0017 can sustain the proposed usage of four to six horses.
3. This is a simple building in the open landscape and granting this application could lead to an application in the future for an extension to accommodate hay storage, tack etc, which would not be in keeping with the existing barn or its location.

NPDDD 0105 0017 Erection of new stable at Bonsall Lane, Winster The Parish Council recommends refusal of this application for these reasons:

1. There is insufficient information about access to the stable, which would presumably be required once or twice each day. Access must run from Bonsall Lane via a new access road close to the brow of a hill. If this access is used regularly, it will cause traffic and visibility problems.
2. There is no provision for vehicles to pull off the road or for deliveries and no engineered hardstanding.
3. This is a big new building in the open landscape and granting this application could lead to an application in the future for an extension or conversion into a dwelling, or further development which would not be in keeping with the location.
4. There is concern that approving this application may leave it open for other applications to be submitted for erection of barns in this area which would not be appropriate.
5. It is not felt that this land and the land in application NPDDD 0105 0017 can sustain the proposed usage of four to six horses.

NPDDD 0105 0040 Boundary Wall at Winster Hall, Main Street, Winster

The Parish Council approves this application which it feels will be aesthetically more pleasing.

Although not part of the planning application, the Parish Council is concerned about the affect on the existing bus stop, benches and street light. There are also possible highway issues in relation to the lane running alongside this development.

**165/05
Planning
applications
continued**

NPDDD 0105 0048 Listed Building Consent for replacement roof at Gable House, Main Street, Winster The Parish Council recommends refusal of this application for the following reasons:

1. This is a listed building which once had stone slates to the front as well as the rear. It would be detrimental to the character of the property and surrounding area if the remaining stone slates are replaced.
2. It appears that the vast majority of the existing stone slates are suitable for reuse.

NPDDD 0105 0049 Extension at Hill Cottage, West Bank, Winster Parish Councillor Rob Greatorex declared a prejudicial interest being a close neighbour of the property who might wish to make representations in a personal capacity, and left the room for this item.

The Parish Council approves this application subject to these comments:

1. This is a substantial extension and there is concern about the percentage increase in the existing footprint.
2. The privacy of other properties on a lower level may be substantially reduced by this proposed extension.
3. The proposed steps on the east elevation are not in keeping with the area.

NPDDD 0105 0055 Erection of stables at Westhills Farm, Islington Lane, Elton The Parish Council approves this application which it is felt will be more in keeping with the area than the existing buildings which it will replace.

However, the Parish Council would like to see specific provision for surface water run-off so that it does not run down the drive onto the B5056.

62/04 Buckdale Lane The Clerk will again chase this up.

NPDDD 0503 282 Winster Moor The Clerk will write to PDNPA confirming the improvements to the site access. A lorry is being parked on this site overnight which is in breach of the conditions. The lorry belongs to a local person and is left on site for convenience.

NPDDD 1204 1193 Parking space at Caxton House, Wensley Road, Winster This application has been approved.

Concerns were raised over the state of the parcel of land opposite the entrance to the Winster Moor excavations. The Clerk will write to PDNPA about this.

A query was raised about the new development at Bank Top.

More copies of the Planning Handbook and enforcement policy will be ordered.

Resolved To note the applications and decisions received since the last meeting and write the letters as outlined above.

**166/05
Footpaths,
highways and
related issues**

68/03 Cars on the Flat The letters to residents and notices for offending vehicles have been prepared. Parish Councillor Geoff Lester will distribute them as necessary.

64/04 Overgrown vegetation DCC will be chased regarding the vegetation overhanging the road alongside Redthorne, Painters Way, Winster. Parish Councillors will liaise with the Clerk over any further letters required.

107/04 Richfield, West Bank Further enquiries to be made.

131/04 Fallen leaves The Clerk will write to DDDC about the new street cleansing system which does not appear to be totally effective in Winster.

**166/05
Footpaths,
highways and
related issues
continued**

144/04 Horsecroft Lane footpath The stile has been repaired.

The corner of the Leacroft service road behind the bus shelter at Wyntor Avenue/Wensley Road is very tight with vehicles constantly going on the grass. The Highways Department at DCC will be asked to rekerb this on a better line.

A letter has been received from a resident of West Bank and the issues raised will be discussed at a future meeting.

The Police carried out a speeding survey on Wensley Road near the school which confirmed that speeding is a problem in this area. The Clerk will write to the Police Inspector at Bakewell to confirm that the Parish Council is aware of the results of the survey and to ascertain what steps will be taken with this issue.

Resolved to note the reports and write the letters as outlined above.

**167/05
Freedom of
Information Act**

The Freedom of Information Act (the Act) relates to all information collated, including notes and telephone calls as well as written material. Since the core documents were adopted in December 2002, other provisions within the Act have now come into force. Section 36 of the Act states that all requests will be dealt with by the Clerk, or the Chair in her absence. The Clerk will need to decide whether the request falls within or outside the Act due to confidentiality etc. There are strict timescales which need to be followed. There is no longer a photocopying charge but any requests will be charged on an hourly basis for the number of hours involved, although there is no guidance for the hourly charge.

The role of Clerk in relation to the Act may need to be examined in due course.

Concern was raised about the Clerk having to meet people on her own to deal with requests, especially in her home. This needs to be monitored.

Resolved To receive the additional provisions of the Act and to deal with it accordingly.

**168/05 Market
House licence**

Resolved To approve the licence.

**169/05
Pond/seats**

An informal quote for £500 has been received from Dave Frost for carrying out this work by hand. He feels that use of a mechanical digger may damage the pond lining. This work will be very labour intensive and take about four man days to complete. A further quote will be obtained if possible, bearing in mind the need to carry out this work during February.

A quote for £275 has been received for the work on the three benches by the pond, to replace the concrete under the seats on the Griffins and repair the bench outside Number 11 Leacroft Road.

The trees on Leacroft Green need crown lifting.

Resolved To approve the pond work up to the value of £450 plus VAT, the quote for the benches and up to £100 for crown lifting.

**170/05 Annual
Parish Meeting**

Resolved To hold this on Wednesday 25 May 2005.

**171/05
Financial update**

Resolved	To note:	£
Payments	Clerk's salary	112.38
requiring	99 Post Office Ltd re tax on clerk's salary	31.70
approval	101 National Trust Market House licence	200.00

171/05 Financial update continued	Balances as at 7.2.05	Current Account	1,800.00
		Business High Interest Account	9,893.94
	Including	Earmarked reserves for open spaces	1,650.00
		Earmarked reserves for taxi voucher scheme	1462.00

172/05 Correspondence Clerks & Councils Magazine has reported that a number of parish councillors have been reported to The Standards Board over various issues.

Winster Village Shop Association has successfully secured the purchase of the shop and is looking for tenants to run the shop. It may seek more funding from the Parish Council on similar lines to that of the Burton Institute a few years previously.

Resolved To note the correspondence received since the last meeting.

173/05 Public open session

One resident offered to help with any work on the pond.

Another resident confirmed that the weed roots need to be removed.

174/05 Matters for information

An observation was made that the footpath sign on East Bank indicating "To Bonsall" has been replaced by a wooden sign only denoting a footpath. Parish Councillor Rob Greatorex explained the criteria adopted by DCC on footpath signs.

Next meeting

Monday 7 March 2005.

175/05 Village warden

This item was considered in accordance with National Standing Orders 38 and 68, and Section 100A(4) of the Local Government Act 1972, the public being excluded from the meeting because of the confidential nature of the business and on the grounds that publicity would be prejudicial to the public interest.

A draft job description has been prepared for a village warden which includes the Churchyard, Cemetery, footpaths, amenity area and Florence Gladwin Close. In addition, the warden would be asked to deal with litter, painting and repairing seats, railings etc, and salting as required.

The Parish Council will need to consider the implications for tax, training, risk assessments, health & safety, insurance etc. The warden needs to have relevant experience of using strimmers and mowers.

The contract for Woodhouse Lane and the Common will be offered to DCC as they have the appropriate machinery for this work. It is anticipated that they will increase their fees by 5%.

Resolved To place an advert in the local papers at a cost of approximately £100. Interviews will take place at the end of February 2005. The interviewing panel will consist of Parish Councillors Rob Greatorex, Brian Long and Allan Stone. Parish Councillor Don Shimwell will be reserve. Write to DCC offering the grounds maintenance contract for Woodhouse Lane and the Common for 2005.
