

**MINUTES OF THE HOLBROOK PARISH COUNCIL MEETING HELD ON  
WEDNESDAY 22<sup>nd</sup> FEBRUARY 2017 AT 7.15 p.m. AT THE 'ARKWRIGHT' PARISH  
HALL, MOORSIDE LANE, HOLBROOK**

**PRESENT:-** Councillors Massey (Chairman)  
Bradshaw  
Mrs Briggs  
Kennedy  
Roberts  
Rhodes  
Mrs H Owen (Clerk)  
Cllr Kevin Buttery (DCC&AVBC)  
Cllr Trevor Ainsworth (AVBC)  
6 member of the public

**2017/02/1 APOLOGIES**

Cllr Bull

**2017/02/2 DECLARATIONS OF MEMBERS INTERESTS**

Cllr Bradshaw, Kennedy and Roberts, declared an interest in Agenda item 14 Spotted Cow Planning Application.

**2017/02/3 PUBLIC SPEAKING:-**

**Richard Biggin- Footpath Officer:**

Richard Biggin reported that he had attended an event at Derbyshire County Council Rights of Way department. He was informed about new regulations and policies regarding footpaths. The County Council are relying on footpath officers and members of the public to report any footpath issues. It was requested to have a quick link on the Parish Council website which allows people to be directed straight to the DCC page to report this. It was also suggested to have a link to the DCC street light fault page.

**John Meggitt- Neighbourhood Watch:**

John reported that he had attended a meeting at Butterley Police HQ. He highlighted information regarding the low staffing figures across the Police and that many police officers are working internally and not out on the streets.

**Kevin Buttery DCC/AVBC**

Kevin reported to the Parish Council that DCC are updating street lights across the County.

Currently the work is taking place in the North of the County and it is expected to take 3-6 months to complete.

They are currently only able to come and repair street lighting in areas where there is a lot of repairs in one area. Kevin suggested we continue to report the faults through DCC website but also inform him by email so he can monitor the situation.

### **Trevor Ainsworth- AVBC**

The local Plan goes to full council on 01/03/2017. It will then be sent out to all Parish Council's as a consultation. Trevor advised that Denby North is an area where there is intended loss of green belt land. However there will be sufficient funding to improve the area. The information is available to view on line.

### **Jon Millhouse and Heather Logan representing the Strutt Estate**

Councillor Massey advised councillors before the presentation that they could listen to the representatives from Strutt Estates and ask questions but not give any opinions pending a planning application.

Jon is an architect who has been hired by the Strutt Estate managers to look into the redevelopment of Highfields Farm. The project is in its early stages but they are wanting to move the project forward.

A series of photographs and drawings were shown to the Council.

The current proposal is to renovate the main farm house and have an annex that will belong with the main house. This will be rented and will not be for sale.

They also propose to convert the existing barns into two properties to rent out.

The small barn which is visible from Browns Lane is to be converted and extended.

To pay for the renovation work, the proposal is to demolish the old milk parlour and build a new property to sell.

Access to the site had been discussed and that Browns Lane will not be an appropriate access to the site. The middle entrance also has access restrictions so the southern entrance will be the preferred access point.

AVBC, in principle subject to design etc, think it is a good proposal. A pre planning enquiry has been paid for and a response received from ABC.

Jon informed that Council that the building material will be appropriate and sympathetic to the conservation area. It is expected that should the planning application be approved, development could be completed within 18-24 months.

The Parish Council listened to the information but stated that they would not pass comment until a Planning Application was received.

**2017/02/4 MINUTES OF THE PARISH COUNCIL MEETING WEDNESDAY 25<sup>th</sup> JANUARY 2017.** The minutes were proposed as correct by Cllr Rhodes, seconded by Cllr Kennedy and all unanimously agreed.

### **2017/02/5 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman welcomed everyone to the meeting and thanked Jon Millhouse and Heather Logan for making the long journey to speak to the Parish Council.

### **2017/02/06 Casual Vacancies and Co-Option of new Councillors**

Two members of the Public attended the meeting after contacting the Clerk to express an interest in joining the Parish Council.

Simon Bullas introduced himself to the group and informed the Councillors about his work history and his interests. Cllr Roberts proposed that Simon be co-opted onto the Parish Council, this was seconded by Councillor Bradshaw and all voted in favour.

Tracey Barker also informed the Councillors of her interest in joining the Parish Council. Cllr Rhodes proposed that Tracey be co-opted onto the Parish Council, this was seconded by Cllr Kennedy and all voted in favour.

Simon and Tracey completed the declaration of acceptance of office form and joined the Parish Council.

### **2016/02/7 CLERK'S REPORT**

#### **(a) Mellors Lane Park**

A playground inspection has highlighted that a small section of re-taping of equipment is required. Cllr Rhodes is to complete this work.

#### **(b) Potterell Charity**

Cllr Massey reported all was well.

#### **(c) Footpaths, hedges and verges.**

The Clerk reported that DCC have made a visit to the triangle area of Coxbench by the Old Station House where the road meets Alfreton Road. They have said the overgrown area requiring work is not a priority and no cutting back will be done at this time.

Highfields Farm management are looking into the Stoney Lane accident. The information has been passed to them. DCC are no longer dealing with the matter.

It was agreed to hold a working party to clear vegetation on Stoney Lane on Saturday 18<sup>th</sup> March at 10am. This date would be before the accepted date for avoidance of issues with nesting birds.

AVBC have contacted the Clerk to request that the Parish Warden doesn't fill the black sacks so full with waste. They are happy for him to only half fill the bags and use twice as many. This is because the bags split very easily.

The Clerk will contact Kevin Buttery and Trevor Ainsworth to re-request the bin at the Fox and Hounds bus stop is removed. It has been left in position, un-adopted for over a year now.

**Action – The Clerk**

#### **(d) Social Media**

The Facebook page now has 49 likes. It was RESOLVED to have a Facebook launch at the Parish Open Day. Cllr Barker will also share the page via the Shops Facebook page.

#### **(e) Traffic Concerns**

The Clerk has received an email raising concerns about speed of traffic around the Village. It has also been requested that the danger area approaching the church from Portway needs a sign to slow people down. It was suggested this might be in the form of two arrows one large and one small with the large pointing up the hill to indicate right of way. It was RESOLVED to re-contact DCC, who have originally said they are not prepared to put any traffic calming measures in place, to see if this could be reconsidered. The Clerk will also contact Trevor Ainsworth at AVBC.

#### **(f) Adoption of Phone Box**

The Clerk has requested to adopt the Phone Box from BT. Several emails have been received saying that BT are very busy with enquiries. Following this a request for the Phone Box telephone number was received from BT, the Clerk sent this to BT and is awaiting a further response.

### **2017/02/8 Neighbourhood Plan Update**

The next step in the Neighbourhood Plan is to engage with members of the public at the upcoming Open Day on Saturday 25<sup>th</sup> March 2017. A display with information will be available to view and the Council will encourage members of the Parish to join the Neighbourhood Plan Group.

### **2017/02/09 Planning Policy update and information**

The Clerk has circulated a copy of the statement of planning policy which was listed in the minutes in 2012.

Cllr Massey explained to the current Councillors the origins of the Parish Council's policy and it was agreed to adopt the same policy moving forward amended to make clear that the policy covered the whole of Holbrook parish.

RESOLVED Holbrook Parish Council re-affirms its long-standing policy of opposing any development outside of the built framework of the Parish and that policy will apply to all planning applications received by the Council.

### **2017/02/10 DALC Subscription rate 2017/2018**

The Clerk informed the council that DALC had again issued an option for the Subscription. It was unanimously agreed to select the first tier subscription rate.

### **2017/02/11 2017 Response from Parish Magazine article regarding Village Flowers.**

The Clerk had received two emails which offered assistance with watering and maintenance of flower beds in the village. These areas were Moor Rise/Chapel Street and Killis Lane. Suggestions from the Council also include Pond Road, Sand Hollows and opposite the Spotted Cow. It was RESOLVED to discuss this with members of the Parish at the Open Morning. The Clerk will invite the two members of the Parish who have offered their help with the project, to come and discuss further at the open day.

### **2017/02/12 Parish Open Day- arrangements, organisation and printing of Flyers.**

It was RESOLVED to use the same company that print the 300 club leaflets. Cllr Massey and the Clerk will make the arrangements for printing. It was agreed to print these as A5 Flyers. The Clerk will print out Posters for around the Parish. The Clerk has created a list of groups, clubs, churches and businesses and has begun inviting them to the event. The Clerk will email the Council to update them on interested parties. It was RESOLVED to hold a working party to finalise arrangements for the Open Day on Tuesday 7<sup>th</sup> March at 3pm.

### **2017/02/13 FINANCE:-**

#### **a) Accounts for payment**

Proposed by Cllr Rhodes, Seconded by Cllr Mrs Briggs and all unanimously agreed.

1) H Owen Salary	£544.77
2) S Beardmore Salary	£381.03
3) HMRC	£ 231.16
4) MS Accountancy	£ 26.64
5) S Beardmore (Expenses)	£22
6) DALC Subscription 2017/18	£403.71

## **2017/02/14 Planning**

### **Applications – New Planning Applications**

**AVA/2016/1273 Amendments to material planning for Spotted Cow car park two houses. Response submitted to AVBC**

**AVA/2017/0085 Steel Framed Barn at Birchwood Farm, Portway, Coxbench. Residential conversion of barn including new garage.**

The Parish Council discussed the new planning application and also viewed the response of AVBC to the historic application for the conversion of the steel framed barn. The Council feel that the application still has the same issues which resulted in the application being turned down by AVBC and do not support the application. The structure and conversion are not in keeping with the area.

**AVA/2017/0171 5 Chestnut Avenue, Holbrook. Proposed front porch to existing bungalow.**

The Parish Council has no observations

**AVA/2017/0152 Spotted Cow, Town Street Holbrook. The removal of ancillary building from the original Ale House building and the refurbishment of the original Ale House building with access amended from Town Street and its change of use from A4 to C3.**

Cllr Bradshaw, Roberts, Bullas and Kennedy declared an interest and did not take part in the discussion.

The Parish Council strongly object to the change of use of the Spotted Cow Public House. The Council has the same opinion on the planning application as it had in the original application received in August 2016 and will be resubmitting the response originally submitted 1<sup>st</sup> September 2016.

**Decisions – TRE/2017/0002 6 Browns Lane, Holbrook. Remove one tree (unknown species) and one Holly Tree-Permitted.**

**AVA/2016/1290 & 1297 Lumley Cottage, Birchwood Farm, Portway, Holbrook Proposed single storey rear extension to cottage and part removal of stone boundary wall. Also listed building consent. PERMITTED.**

**AVA/2016/1291 & 1300 Holbrook View, Birchwood Farm, Portway, Holbrook. Single Storey extension. Also listed building consent. PERMITTED.**

**AVA/2016/1273 Station House, Alfreton Road, Coxbench. Proposed first floor side extension and ground floor rear garden room. PERMITTED.**

**Historical Decisions not listed in last minutes**

**AVA/2016/1032 71 Belper Road, Holbrook. Two storey and single storey rear extension. PERMITTED**

**AVA/2016/1101 19 Belper Road, Holbrook. Internal alterations and sun room extension. PERMITTED.**

The Clerk is to contact AVBC planning department to request decision notifications are sent to her directly. Applications are sent to the Clerk but decisions are not. Also the decisions are listed with a date which is not always the date it appears on the website so may be missed.

**2017/02/15 Correspondence for information.**

DALC emails, DCC and AVBC Emails, Committee papers, 4U Hosting emails, Police email, Neighbourhood watch emails, BT Emails, Facebook emails, Active places emails, response to village magazine emails, Carer celebrations email, Shelter solutions email, Public sector emails, Highfields farm emails, AVBC annual reports email, Broxap brochure, Traffic concern emails.

**2017/02/16 Date of next meeting: Wednesday 29<sup>th</sup> March 2017.**