

## **Brampton Parish Council**

### **Minutes of the Ordinary Council meeting held on 13<sup>th</sup> February 2023 at Brampton School Room**

**Present:** Councillors D Catton, N Cunnane, D Phipps (Chair), A Wood, M Thacker (District)

**Also Present:** A Anderson (Clerk)

#### **111/22-23 Apologies for absence**

Apologies were received from Cllrs P Elliott, K Lawrie, B Colwill and J Fell

#### **112/22-23 Declarations of interest**

None received

#### **113/22-23 Public Speaking**

- a) No public were in attendance
- b) Cllr Thacker informed the meeting that the District Council had agreed an increase of 2.99% for the next years Council Tax and that Rykneld Homes rents were increasing by 5%. He also said that he had attended a meeting with the British Deaf Association and that NEDDC were the only district council in the county providing a video signing service when customers contact the Council. Users are to be encouraged to use the service. He provided a further update on the Hulleys bus service. There was a new timetable due to be released which addressed some of the issues with the service through Holymoorside and Wadshelf but this had been vetoed by DCC as the proposal had a negative effect on the service in neighbouring parishes and wards. Hulleys are going to look at a revised proposal.

#### **114/22-23 Minutes of Meeting**

Approval of the minutes of the meeting on the 09<sup>th</sup> January 2023

Cllr Catton proposed acceptance of the amended minutes and Cllr Wood seconded

**Resolved:** The minutes were unanimously approved as an accurate record

#### **115/22-23 Date and venue of next Meeting**

The next meeting will be at Cutthorpe Institute on the 13<sup>th</sup> March 2023 commencing at 7.00pm.

#### **116/22-23 Village Halls**

- a) Cutthorpe Village Hall  
Cllr Wood said proposals are being discussed to make better use of the outdoor space and they are currently looking at funding options. Cllr Catton said that the management committee are looking into purchasing cinema equipment as they currently rent the equipment. The possibility of a parish council donation was discussed which would enable the equipment to be used at other locations within the parish.
- b) Wadshelf Village Hall  
Cllr Phipps reported that there is a meeting coming up to look at restarting usage and events in the hall as a number of residents are keen. May be that the well dressing is resurrected as part of a scheme of items to raise funds for the hall.

#### **117/22-23 Meeting Reports**

- a) Cutthorpe Playground and recreation ground

It was reported that the order has been placed with the installer for the new play equipment with installation expected to commence in March.

b) Wadshelf Playground

The Clerk confirmed that a grant application under the second round of the Shared Prosperity grant had been submitted to replace the fencing at Wadshelf playground.

c) Works

Nothing to report at this time

d) Parish Plan

Cllr Catton said that NEDDC had informed the PDNPA that the consultation was under way. There was discussion around holding consultation meetings or perhaps doing a leaflet drop. The Clerk will obtain details of the company that carried out the original survey so a price can be obtained.

### **118/22-23 Parish Council Liaison with County and District Councils**

Cllr Phipps raised the issue of Bagthorpe Lane where three complaints had been received regarding the resurfacing and the installation of a number of wooden stakes along the grass verges which are causing issues with horse riders.

### **119/22-23 Planning**

The Council considered the following applications

Application No: 22/00871/FL  
Parish: Brampton Parish  
Ward: Brampton And Walton Ward  
Officer: Mr Colin Wilson

Installation of 4Kw vertical wind turbine at Overholme Farm Main Road Cutthorpe for Mr  
NO COMMENTS

Application No: 23/00046/FLH  
Proposal: First floor side extension over existing dining room  
Address: 36 Riggotts Way Cutthorpe Chesterfield S42 7AW  
Applicant: Mrs A Bawden  
Application No: 23/00020/FLH  
Proposal: Single Storey Rear Utility Room  
Address: Betron Main Road Cutthorpe Chesterfield  
Applicant: Mr A Boran  
NO COMMENTS

Application No: 22/01214/FL  
Proposal: Change of use of land to equestrian, change of use of two agricultural buildings to equestrian and erection of a stable building and manege (Affecting Public Right of Way)  
Address: Field North East Of Rozel On The East Side Of School Lane Wadshelf  
Applicant: Elizabeth Phipps

The Parish Council objects to this application on the following grounds

The application contains insufficient detail on which to base a decision.

The drawing providing elevations and cross sections of the manege, show elevations of a generic manege rather than elevations and cross sections of a manege on the site. The drawing shows a horizontal manege, but the site is on a gradient and would require a very

significant amount of cut and fill if the manege is to be horizontal rather than following the gradient of the field. The drawing should either reflect the gradient of the land if it is to follow the existing surface, or the cut and fill required if it is to be horizontal as drawn.

Similarly, the drawing of the proposed buildings shows only the elevations of the actual building and does not provide any detail of the existing and proposed ground levels (cut and fill will also be required to level the site for the buildings) or the highway. Without this detail it is impossible to assess the visual impact.

For the plans to be considered, details of the existing and proposed ground levels are therefore essential.

The plans show an access track across the land but the application provides no detail of the surface finish. If the track is to be surfaced, then the visual impact would be unacceptable for the reasons given below.

The site falls within a Nitrate Vulnerable Zone identified by the Environment Agency (see <https://environment.data.gov.uk/farmers/>). This requires manure/used bedding from the horses to be stored in a container or on a waterproof base where the runoff can be collected and stored, in a roofed building or in a temporary field heap. For the application to be considered, the applicants should provide details of how the manure will be dealt with (as per the condition applied to 08/01037/FL which required all manure/used bedding to be removed from site).

The only significant development that has ever been permitted on this site is the direct replacement of a derelict building. Re-purposing the existing building or replacing it with a structure occupying the same footprint may therefore be more acceptable as it would reduce the visual impact.

The Natural Environment is a key characteristic of the area, prioritised by a previous community survey undertaken in the development of the Brampton Neighbourhood Plan (see Para 42 on Page 12).

The development is within a distinctive view specifically identified within the Brampton Neighbourhood Plan (currently out to public consultation) – see Page 48. It also sits within the Greenbelt (see Page 51).

Whilst this type of development may be appropriate within the Greenbelt, it is not appropriate on the proposed site because it does not respect protect or enhance the natural beauty, quality and visual amenity of the landscape (contrary to Core Strategy Policy GSP 3 in the Peak National Park Local Plan) and would cause significant harm to the character, quality and distinctiveness or sensitivity of the landscape, and important views and features (contrary to Policy SDC 3 – Landscape Character within the NEDDC Local Plan).

Other similar developments in the immediate vicinity have been declined for very similar reasons including 12/00607/FL which was tested by an appeal to the Planning Inspector who concluded:

The harm by reason of inappropriateness in relation to the appeal scheme is added to by the adverse effects of the proposal on openness and the character and appearance of the area. Paragraph 88 of the Framework advises that substantial weight should be given to the harm by reason of inappropriateness and any other

harm to the Green Belt. Clearly, the degree of harm caused would therefore be significant. I find that the other considerations put forward by the appellant do not clearly outweigh the harm identified. I therefore conclude that very special circumstances necessary to justify the development do not exist. As such the proposal would be contrary to the Framework and policy GS2 of the Local Plan.

Permission for the construction of a manege in the neighbouring field was also refused (see 08/01037/FL) because of the level of cut and fill required which was considered detrimental to the character of the area and because it was not in the interests of maintaining the appearance of the area in accordance with the NEDDC local plan in place at the time of application.

Proposals for earlier developments (13/01042/OL) on the applicant's site were rejected on appeal to the planning inspector who concluded:

The proposal would be inappropriate development in the Green Belt and the Framework establishes that substantial weight is given to the harm by reason of inappropriateness. There would be a loss of openness and harm to the character and appearance of the area. These are factors to which I afford significant weight.

The Parish Council therefore wish to object to this application on the basis that it sits within a protected view identified in the Neighbourhood Plan, is contrary to policy SDC 3 in the Local Plan, but ultimately because it would have an adverse effect on the openness, character and appearance of the area.

Application No: 22/01167/FL  
Proposal: Application for three temporary 2- person pods, located on an existing campsite field that has established access and parking for the purposes of tourist accommodation (Affecting a public right of way) (Revised scheme of 21/01088/FL)  
Address: Moorhay Farm High Lane Wigley Chesterfield  
Applicant: Mr Ben Lamb

The Parish Council is supportive of this application given that the infrastructure is in place and the opportunities for employment of local people is increased.

Decisions Received from the District Council, Peak District National Park Authority and Derbyshire County Council

The following decisions were noted.

Application No: NED22/01070/FL  
Parish: Brampton Parish  
Officer: Mrs Alice Lockett  
Responsibility: Delegated  
Agent: Ms Susan Crowley

Application for the demolition of existing dwelling and associated outbuildings, and erection of replacement dwelling with revised landscaping, parking and access arrangements. at The Grove Hemming Green Old Brampton Chesterfield for Mr and Mrs R. Parsons  
CONDITIONALLY APPROVED/P.D. REMOVED - 12 January 2023

Office Code No. NP/GDO/0922/1120  
Date received: 2/9/2023  
Proposal: GDO Notification - Proposed steel agricultural building.  
Location: Mount Pleasant Farm 430680/369705  
Loadshead Lane, Brampton  
Parish: Brampton

NOTICE IS HEREBY GIVEN THAT PERMISSION FOR THE PROPOSED DEVELOPMENT in the manner described on the application and shown on the accompanying plans and drawings is

REFUSED for the following reasons:

By virtue of its proposed siting, the proposed development would impact the valued characteristics of the landscape by introducing an agricultural building on an open and exposed site. The proposed development would not be situated close to the farmstead of main group of buildings, and would be interpreted as a largescale isolated structure on the open pastoral landscape. The proposed development is therefore contrary to policies L1, DMC1, and DME1.

Application No: NED22/01019/FLH  
Parish: Brampton Parish  
Officer: Mr Stephen Kimberley  
Responsibility: Delegated  
Agent: John Liggett

Proposed front single storey extension to existing store (Affecting a setting of Listed Building) at 1 Hadfield Barn Ashgate Road Ashgate Chesterfield for Mrs Silke Nunn  
CONDITIONALLY APPROVED - 17 January 2023

### **120/22-23 Finance**

- i) Cllr Phipps moved that the following payments be approved. All in favour  
Cllr Phipps and the Clerk signed the cheques

<b>Reference</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
Cheque no 2102	A Anderson	February wages & expenses	£438.48
Cheque no 2103	HMRC	Tax and NI	£101.00
Cheque no 2104	NEDDC	Dog bin emptying July-Sept 2022	£239.62
<b>TOTAL</b>			<b>£779.10</b>

### **121/22-23 Circulars and reports**

The following reports were noted.

- i) Walks with National Parks Rangers email
- ii) Parish elections email from NEDDC
- iii) Vision Derbyshire business start up support scheme
- iv) DALC January and February newsletters

v) Parish and Town Council Liaison forum email

**122/22-23 Information for the meeting**

- i) The Clerk said he had been in contact with Highways regarding the problems with parking at four lane ends and that the engineer was looking into it.
- ii) The Clerk confirmed the grant payments from the County and District Councils for the play area had been received.
- iii) There was brief discussion regarding the Kings Coronation on the 8<sup>th</sup> May. It was agreed that the Parish Council would not be looking to hold a specific event to mark the occasion.

**Meeting closed at 19.50**