

**Bonsall Parish Council**

Chair of the Council: Cllr Mark Harris  
Parish Clerk: Catherine Rawas, Brocliffe Cottage, Uppertown Bonsall De4 2AW  
Telephone: 01629 820947 email: bonsallclerk@gmail.com

Minutes of the Bonsall Parish Council Meeting held on Tuesday 15<sup>th</sup> March at 7.30 pm at Bonsall Village Hall.

**Prior to the meeting Councillors appointed Richard Grover to the casual vacancy on Bonsall Parish Council.**

**Present: Cllrs Harris, Addis, Barry, Richardson, Grover, 9 members of the public.**

| Minute No | Item   | Action |
|-----------|--|--------|
| 1         | <p><b>Apologies for Absence:</b><br/>Apologies were received from: Cllr Hewitt, Cllr Purdy, Cllr Pawton</p> <p>Election of vice chair: Councillor Pountain elected</p>   |        |
| 2         | <p><b>Variation to the Order of Business</b><br/>No variations were requested<br/>Add 5 minutes to public speaking to enable Rob Coggins to speak<br/>Add storage facility to Park Working Group</p>   |        |
| 3         | <p><b>Declaration of Interests</b><br/>There were no declarations of interest on any items on the agenda.</p>  |        |
| 4         | <p><b>Public Speaking</b></p> <p>Robert Coggins Head of Housing at DDDC.<br/>Outlined history of development of affordable housing small groups of houses in smaller villages for local people. Try to source labour and materials locally. 2 applications for the site in Bonsall. Mostly opposition to the project so far. Council has had 2 calls for land for affordable housing and 600 homes have to be provided by 2030. None of the other sites in the village are considered suitable for development by independent assessment. 12 people from the village have registered a housing need in Bonsall. Similar problems in every village about the need for housing versus the desire for development.</p> <p>People who live and work in the Dales have very low average salaries which can prevent getting on the housing ladder.</p> <p>Allocations and nominations, housing would be let through the housing association and open to all but ring fenced to people with a 5 year association to the village or adjoining</p> <p>Councils wasting public money - £3,318 was spent for the legal challenge £1925 for the planning application. 12 parking space on sites.</p> <p>Council do have a sensitive approach to building in villages.<br/>Rob Coggins took the following questions:<br/>Q. If 6 or 7 sites were submitted, how did people hear that they were supposed to submit?<br/>A. Landowners, agents, building contractors etc. were all asked to submit sites in two rounds. Query how were the landowners contacted? Public and open process through the local plan which anyone can access and is advertised via residents' newsletters, news reports, websites and the Parish Council.<br/>Q. Why should the plan be approved this time round as nothing seems to have changed?<br/>A. It was approved by the Council but challenged in the judicial process on a technical point. DDDC consented to the plan being withdrawn as a cost-effective solution but 'without prejudice' meaning the application could be re-submitted as and when the technical issue had been resolved. The withdrawal happened in January 2015, the District Council believe they have addressed the issue and the application has been made again.<br/>Q. Which planning meeting will it be decided at?<br/>A. Likely to go to the April or May Planning meeting at District Council.<br/>Q. Residents still feel that other sites haven't been considered and the land has already been sold.<br/>A. Rob reiterated that 6 or 7 sites have been looked at throughout the village and DDDC hasn't bought the land because it will only buy land once planning permission is granted - otherwise it will have bought land it can't use for anything. It is possible that terms might have been agreed but no contracts have been exchanged. They have an option to buy subject to planning consent.<br/>Q. If 12 residents in Bonsall are in housing need, and five of them are guaranteed the housing in Bonsall will those five eventually have the right to buy? Will that remove the rental accommodation on the list in the future?<br/>A. That is an issue that is currently been looked at nationally, but it's likely that there will be protection for rural areas. An aim is that the tenant would be offered a suitable alternative out of the rural area because their housing would have been reduced. However that is about government policy and it's impossible to predict what that will be in the future.<br/>Q. Will the affordable houses be for Bonsall people?</p> |        |

|          |   |                         |              |         |        |         |         |        |        |         |           |        |        |         |      |         |              |         |      |         |      |  |
|----------|---|-------------------------|--------------|---------|--------|---------|---------|--------|--------|---------|-----------|--------|--------|---------|------|---------|--------------|---------|------|---------|------|--|
|          | <p>A. When a site is an exception site it can only be used for people with a five-year association with that village. A condition will be applied to say that the five houses will only be used for people from Bonsall. If five Bonsall families want these properties they will be guaranteed priority even over people from adjoining parishes.</p> <p>Colette Dewhurst from The Barley Mow provided information on the new planning application: Brewery substation in the car park to relay cable. Originally 3x3 plinth but is bigger so it's caused, an amendment to the planning has been submitted with a slight move of the brewery. No other changes.</p> <p>Cllr Purdy talked about the local plan meeting for Wednesday evening and the 6,500 and reminded that 50% of DDDC is in the Peak Park but they don't have to take 50% of the houses. DDDC officers will be arguing that this should enable the area to take less houses.</p> <p>Mark Sobey volunteered to join the Christmas tree working party.</p>   |                         |              |         |        |         |         |        |        |         |           |        |        |         |      |         |              |         |      |         |      |  |
| 5        | <p><b>MINUTES OF THE LAST MEETING</b><br/>To approve the Minutes of the meeting held on the 15<sup>th</sup> February The Chair to sign the minutes of the meetings. Approved</p> <p>Nothing from the District on the churchyard and headstone<br/>Councillor Hewitt ask if top soil has been<br/>Benches: Order 2 metre benches TDP. All in favour Cllr Barry abstained<br/>Investigate utilities at Nether Green for siting a third bench</p>  |                         |              |         |        |         |         |        |        |         |           |        |        |         |      |         |              |         |      |         |      |  |
| 6        | <p><b>Chair's Announcements:</b></p> <p>.Cromford Quarry Liaison meeting 23<sup>rd</sup> February local parish councils attend, key issue raised was the vehicles leaving the quarry which haven't been cleaned causing muddy roads, there is a push to ensure they are being cleaned more effectively.</p> <p>The Via Gellia often gets very muddy and slippery.</p>   |                         |              |         |        |         |         |        |        |         |           |        |        |         |      |         |              |         |      |         |      |  |
| 7        | <p><b>Village storage facility:</b> Cllr Pawley to be asked about permissions from District for storage facility. All in favour of supporting the principle of permission for project. Write to Mark to confirm position. In favour in principle of supporting some funding for the storage.</p> <p><b>Park Bottom Working group</b> – update Parked cars in the car park – not within the remit of the Parish Council. 2 things outstanding. Roses have been planted, dry stone walling to be completed. Signage ongoing, proposals from Cllr Barry to be submitted to the next meeting.</p> <p><b>Bus Shelter Project</b> – an update has been requested from the project group. Cllr Barry has been asked to provide joists so it looks like the work is imminent.</p> <p><b>Bonsall Burial Ground:</b> To consider setting up a working group who will take responsibility for investigating the current position and future plans. Cllr Addis to lead a working group. To meet 19<sup>th</sup> April 6.45 contact the Clerk to attend</p> <p><b>Street Signs and Map:</b> To receive information and progress from on village signage – nothing received</p>   | Clerk<br><br>Cllr Barry |              |         |        |         |         |        |        |         |           |        |        |         |      |         |              |         |      |         |      |  |
| 8        | <p>Finance</p> <p>a) <b>The Current and Business Account Bank</b> Statements for February were approved and signed by the Chair.</p> <p>b) <b>Accounts for payment</b> a schedule showing the following cheques /Direct Debits was approved, and the cheques were signed:</p> <table border="1" data-bbox="240 1608 1284 1756"> <tr> <td>No. 1650</td> <td>C Rawas</td> <td>£203.85</td> <td>Salary</td> </tr> <tr> <td>No.1651</td> <td>A Payne</td> <td>£58.47</td> <td>Salary</td> </tr> <tr> <td>No 1652</td> <td>P Spencer</td> <td>£57.65</td> <td>Salary</td> </tr> <tr> <td>No 1653</td> <td>DALC</td> <td>£327.57</td> <td>Subscription</td> </tr> <tr> <td>No 1654</td> <td>HMRC</td> <td>£523.96</td> <td>PAYE</td> </tr> </table> <p>c) <b>Payments received:</b> None</p> <p>d) <b>The monthly Statement</b> for period 11 detailing income and expenditure to 04 March 2016, which had been previously circulated to Councillors, was approved.</p> <p>The Council considered the budget position against income and expenditure to date as shown in the account statement for the month and the transactions agreed at the meeting. The Council assessed risk in relation to the Council's financial standing and systems, and were satisfied that there were no issues presenting risk that required attention or further action at the present time.</p> | No. 1650                | C Rawas      | £203.85 | Salary | No.1651 | A Payne | £58.47 | Salary | No 1652 | P Spencer | £57.65 | Salary | No 1653 | DALC | £327.57 | Subscription | No 1654 | HMRC | £523.96 | PAYE |  |
| No. 1650 | C Rawas   | £203.85                 | Salary       |         |        |         |         |        |        |         |           |        |        |         |      |         |              |         |      |         |      |  |
| No.1651  | A Payne   | £58.47                  | Salary       |         |        |         |         |        |        |         |           |        |        |         |      |         |              |         |      |         |      |  |
| No 1652  | P Spencer   | £57.65                  | Salary       |         |        |         |         |        |        |         |           |        |        |         |      |         |              |         |      |         |      |  |
| No 1653  | DALC  | £327.57                 | Subscription |         |        |         |         |        |        |         |           |        |        |         |      |         |              |         |      |         |      |  |
| No 1654  | HMRC  | £523.96                 | PAYE         |         |        |         |         |        |        |         |           |        |        |         |      |         |              |         |      |         |      |  |

|    |  |  |
|----|--|--|
|    | <p>e) <b>Audit opt-out:</b> the Council considered whether or not to opt out of the audit arrangements under the Local Audit (Smaller Authorities) Regulations 2015. It was agreed to remain within the statutory arrangements for reasons of cost and efficiency.</p> <p>f) <b>Footpath Claim:</b> it was noted that the annual claim for costs of footpath work in the parish had been submitted to Derbyshire County Council for the capped limit of £495 to cover work carried out in 2015-16.</p> <p>g) <b>Pensions:</b> TP reported that the implementation date for the Parish Council's compliance with the Pension Auto Enrolment Scheme had been 01 March 2016. As previously agreed by the Council, a pension scheme with NEST had now been set up (at no cost), and was available should employees choose to voluntarily contribute to the scheme. Letters to all employees advising them that they were not entitled to be automatically registered into the scheme were distributed following the meeting, and TP confirmed that any employee uncertain of the implications could speak to him.</p> <p>h) <b>Big Theatre:</b> TP confirmed that the Big Theatre had returned their grant cheque, and it was agreed that the group should be contacted to assure them that an application would be welcome to cover next year's production cycle.</p> |  |
| 9  | <p><b>Planning – To consider planning applications received</b></p> <p>16/00096/FUL Land Adjacent Chestnut Farm Uppertown Lane Bonsall Derbyshire Residential development of 5 dwellings comprising 3 houses and 2 flats with associated access and parking. Objected on the grounds that the development will change the character of the conservation area. Specifically the concerns are that vehicle access is inadequate, the height of the buildings will be inappropriate, the 'close' development is out of character for the area as the houses do not face the road. Finally the materials being proposed are not in keeping with the area.</p> <p><a href="#">NP/DDD/0316/0195 Well Lane Cottage Slaley Bonsall</a> Proposed change of use of land to residential and proposed garage – No objections</p> <p><a href="#">NP/DDD/0216/0110 Briars Inn Farm Black Tor Road Slaley Bonsall</a> Extension to dwelling No objections</p> <p><b>To receive planning decisions</b> - none received</p>   |  |
| 10 | <p><b>ITEMS FOR INFORMATION ONLY:</b><br/>Documents can be inspected and enquiries made either prior to or immediately following a meeting.</p> <p>a) DALC Circulars</p>   |  |
| 11 | <p><b>Date of Next Meetings</b><br/>Date of next meeting Tuesday 19<sup>th</sup> April 2016, Agenda items to the Clerk by Friday 8<sup>th</sup> April</p> <p>The Annual Parish Meeting will be held on May 17<sup>th</sup>.</p>  |  |

Signed .....