

**MINUTES OF MEETING HELD ON TUESDAY 15<sup>th</sup> OCTOBER 2013  
AT DILHORNE RECREATION CENTRE, DILHORNE**

**Present:** Cllrs Bateman[Chair], Carnall, Hancock, Bowyer, Nightingale, Wright, Bowyer. D. Cllr Roberts

**Apologies:** Cllr Horvath and C. Cllr Day

**Members of the Public:** Andy Williams from Advance, Edward Moss, Richard Moss, Trevor Brassington, Janet Dodd, Steve Haughton, Seth Adams, Audrey Salt, Stuart George  
+ 1 other (?name)

**PUBLIC QUESTIONS**  
**(Max 15 mins**  
**length)**

All members of the public present attended re Planning Application for Moss Feed - Home Farm - 13/00869/OUT\_MJ  
 D. Cllr Roberts left the meeting at this point re conflict (Planning Committee Chair)  
 Andy Williams from Advance the Consultants for the application started by recalling a Parish Council meeting several months ago (Nov 2012) when they outlined the future proposals for the Moss's site and the comments made by the PC were taken into account when preparing the application i.e. variety of design of the properties. Currently the site has got B2 use which gives no restrictions on working times, it could be run 24/7, this B2 use would automatically pass to any future business that took on the site for industrial use. He stated that Mr Moss now in his late 70s wanted to retire, the business currently only has 1 employees who works alongside Mr Moss. Moss's consider that the time has come to redevelop the site. Within SMDC's Core Strategy this site is the only brown field option for housing development in Dilhorne however there are 2 other site options – both are green field sites.  
 Mr Williams made comments about a note, from an anonymous source, which had been circulated through the village and had also appeared in the Cheadle Post & Times. Mr Williams and Moss's were unhappy with the comments made as the note was misleading and considered the press article to be biased reporting. Both items made reference to Parish Council comments but the Parish Council had not discussed this application at the point when the note was circulated/published. Cllr Bateman stated that the Parish Council were also not happy and the Clerk pointed out that the comments made in both the note and in the newspaper were in fact from comments made to a previous application in 2008 which had been submitted for many more houses (19) on the site. Mr Williams advised that 67 residents had been consulted prior to the applications submission and that they had received 17 responses and all but 2 had no objections or supported an application. Neither he, the applicant nor the Parish Council had been approached for comments making it a very one sided article and note. He asked that the Parish Council did not get swayed in their decision by this; he was assured this would not be the case.

Janet Dodd referred to the previous application for 19 houses when she did lodge her objection, this application had been refused and subsequently went to appeal when the Planning Inspector upheld the refusal of the application. This new applicant is for 10 properties as its is only outline this could change with more properties on the site in a full application. Mr Williams stated this would not happen, they had asked for "layout" which fixes the maximum number of houses allowed infact the final number may be less than 10. Also SMDC might ask that some are required to be affordable houses. The Moss family will not be developing the site themselves so they were wanting to get a maximum number of properties tied into to any future full application.  
 Cllr Wright stated change of use was still to be applied for and ask that a 106 agreement was included to ensure that any affordable housing stays affordable housing in perpetuity, Mr Williams advised detailed design of properties to be agreed later but SMDC could ask for this to be included now. Cllr Wright also stated that she would like to see some form of sustainable forms of heating etc included in the application, Mr Williams advised that this would be included/considered as this was an environmental requirement and will be discussed with the relevant authorities, as for a 106 expect this to be included.  
 Audrey Salt - historically houses always refused in Dilhorne Moss's at moment is horrible ugly site, development has got to be an improvement. Parish shares on churches are given in line with Banding of houses and as majority of properties are Band D that is what the church are banded at. There must be houses for young people if not Dilhorne is in danger of losing school, chapel and church and the

	<p>village will “die”.</p> <p>Seth Adams asked if max 10 houses how many would be properly affordable Mr Williams would think up to 30% affordable subject to viability and negotiations with the LPA(SMDC), the final decision on this is with SMDC.</p> <p>Steve Haughton advised that he is the Editor of the Post &amp; Times and refuted that it was wrong to publish the article as it stood. Mr Williams again stated there was no corroboration done prior to publishing. Mr Haughton stated he had nothing to do with the notice and had not written it and was verbally abusive to Mr Williams.</p> <p>At this point the plans were put out for all at the meeting for all to look at.</p> <p>Cllr Carnall commented that this looked a really good development, Cllr Bowyer stated that if it hadn't been for a development of School Close years ago he wouldn't be in the village now. Cllr Nightingale this is a far better use of the site, the current B2 use could mean 24/7 movement of lorries through the village. Problems with lorries in the village has for a long time been a big problem for residents, many have attended meetings about this.</p> <p>As no further discussions/comments were made a vote was taken by the Parrish Councillors and all 6 Cllrs voted yes to the application but comments that some affordable housing should be included.</p> <p>Mrs Salt asked Council how much influence does the Parish Council have with the SMDC in the decision making of any application. Cllr Bateman referred to a recent Planning Training session at SMDC when they was advised that 77% of their decisions go with PCs comments.</p> <p>At this point D. Cllr Roberts returned to the meeting.</p> <p>Mrs Salt made reference to the church grass cutting and wanted to advise the Parish Council that money that the church has inherited can only be spent on certain things therefore the Parish Council would still be asked to pay for 2 of the cuttings. Council were already aware of the restriction on the inherited money.</p>	
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<b>MINUTES</b>	It was resolved that the minutes the previous Meeting were to be signed as a true and correct record.	
<b>DECLARATION OF INTEREST</b>	None	
<b>REPORTS</b>	<p>C. Councillor – not present.</p> <p>D. Councillor – The Croft Tickhill still under enforcement so cant report on the situation.</p> <p>Prices, Kingsley Road, has asked Enf to check if everything legal.</p> <p>Gypsy site still going on – because of legality issues everything has to be done right or has start all over again.</p> <p>Viz fencing on corner by Moorland Waste(Wagstaffs) – letter sent by Cav PC asking to clear back or will be done by either SCC or Cav PC and then bill sent to Wagstaffs.</p> <p>Apologies given for last meeting, mix up of dates/meetings.</p> <p>Recreation Centre – 2 parties coming up Nov 2nd Halloween part and ladies night Dec 7th</p>	
<b>LENGTHSMAN</b>	New notice board will be put up in next couple of weeks.	
<b>PLANNING MATTERS</b>	<p>Applications:</p> <p>13/00869/OUT_MJ – Moss Feeds Ltd, Home Farm – Demolition, clearance of all existing industrial buildings etc, remediation of site and erection of 10 no. dwellings with garaging and parking, served by new access and shared surface, with associated accommodation works- No objections but ask for 106 and affordable houses.</p> <p>13/00947/FUL – Homeland Farm, Sarver Lane – erection of agricultural building to Winter cattle in cubicles and loose in the building. – Cllr Carnall</p> <p>increase in cows means increase in vehicles coming with feed already damaging property on corner. Mr George from Day Hse Farm - he'll be most effected and access on Sarver Lane not wide anywhere – access a problem.</p> <p>Cllr Voted – 5 against/object 1 abstained(CW) OBJECTION on size, location, SLA, access, visibility.</p> <p>13/00928/FUL – The Croft, Dilhorne Road – Proposed conversion and limited rebuilding of existing curtilage building together with construction of freestanding garage to create single dwelling – Cllrs Voted – 5 for, 1 abstained (JH) – NO OBJECTION.</p> <p>Decisions: none  Appeals: none  Enforcement: See D Cllr report.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
<b>MATTERS ARISING</b>	<p>Highways Items:</p> <p>Cllr Carnal stated SCC done lovely job of wall going up Rocks</p> <p>Pot holes – Still not been done. Clerk to chase up with Rob Steele -paint about to wear off again.</p> <p>Cllr Bowyer reported that paint circles had been done on pavement on corner of School Close.</p> <p>Trimpos – no report</p> <p>Drains/Grids – no report</p> <p>Misc Highways Issues:-</p> <p>Footpaths – no report</p> <p>Litter bin along The Common – Clerk still to order as no reply when Clerk had tried phoning. Cllr Bowyer knows one of the employees at the company and will speak to him then get back to Clerk re situation/info.</p> <p>War Memorial – Cllr Carnall to contact contractor and confirm go ahead</p>	

	<p>with taking out existing trees, stump grinding and replacing with new laurels.</p> <p>Speeding Problems – Cllr Bowyer requested that an email was sent to Mr Pepper to say thank you for his vigilance re CSW also Police speed van was back in last week pointed.</p> <p>UNRESOLVED ITEMS:</p> <p>Boundary Telephone Box – D. Cllr Roberts to liase with Clerk after speaking to person who may do renovations.</p> <p>Village Notice board – to be installed by Lenghtsman</p> <p>Newsletter – on going.</p>									
<b>FINANCE</b>	<p>Payments:</p> <p>The following payments were approved and signed</p> <p>Mrs L Cantlay – Clerks Wages and Expenses – Oct - £158.52</p> <p>Mr D Bateman – Mileage(20.5) re Planning Training - £9.23</p> <p>TOTAL AMOUNT OF PAYMENTS - £167.75</p> <p>Receipts:</p> <p>SMDC - 2nd Precept Payment - £2173.30</p> <p>Interest on deposit account £0.74</p> <p>Total Receipts - £2174.04</p> <p>Bank Accounts:</p> <p>Current Account - £357.32 after payments made.</p> <p>Deposit account – £10722.66</p> <p>Transfer – none required</p> <p>Annual Return</p> <p>This had been received back from External Auditor – Grant Thornton – completed and signed off with no comments made.</p>									
<b>CORRESPONDENCE</b>	<table> <tr> <td>Santander</td> <td>Bank Statements</td> </tr> <tr> <td>SMDC</td> <td>Register of Electors – Update Draft Churnet Valley Masterplan Planning Doc</td> </tr> <tr> <td>Grant Thornton</td> <td>Annual Return – Completed</td> </tr> <tr> <td>Ordnance Survey</td> <td>Re PSMA</td> </tr> </table>	Santander	Bank Statements	SMDC	Register of Electors – Update Draft Churnet Valley Masterplan Planning Doc	Grant Thornton	Annual Return – Completed	Ordnance Survey	Re PSMA	
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<b>NEW BUSINESS</b>	None									
<b>DATE OF NEXT MEETING</b>	Tuesday 19th November 2013 at 7.30pm									
<b>MEETING CLOSED</b>	8.55pm									