

MINUTES OF REPTON PARISH COUNCIL MEETING HELD ON MONDAY 9TH OCTOBER 2023

Present: Councillors Sheldon (Chairman), Dickson, Fluck, Mason, Brown, Hardwick, Steel, Kingman and Rainey.

Absent: Councillor McArdle

Staff and public in attendance: District Councillor Lowe, Clerk Caroline Crowder and same plus 1 member of public.

1. APOLOGIES

Councillor McArdle, District Councillor Haines and County Councillor Ford had offered their apologies to the Clerk before the meeting.

2. DECLARATIONS OF INTEREST

Councillor Steel for planning application DMPA/2023/0829.

3. DISPENSATIONS ON DECLARATION OF INTERESTS

None.

4. ANY ITEMS TO BE TAKEN WITH THE PUBLIC EXCLUDED

None.

5. APPROVAL OF THE MINUTES OF THE MEETING HELD ON 11TH SEPTEMBER 2023

Resolved: The minutes were unanimously approved and signed by Councillor Sheldon as a correct and true record.

Standing Orders suspended

6. PUBLIC SPEAKING

Two members of public asked the Council to consider purchasing a Speed Indicator Sign as they were concerned about speeding and had submitted a petition to Derbyshire County Council. Councillor Hardwick advised that he is looking into the details of this at the moment with the hope that the Council would be able to purchase one. Councillors Kingman and Fluck advised that speed watch was happening in both villages and they had recently been joined by the local Police. The speed watch groups are always in need of new volunteers.

7. REPTON SCHOOL

None.

8. PLANNING MATTERS

a. Planning Applications

- i. DMPA/2023/1082: Alterations to two pairs of semi-detached dwellings to create two detached dwellings including dormer and porch extensions, rear garden fence and paths Nos. 6 to 12 Milton Road, Repton, Derby, DE65 6FZ. **Resolved, all Councillors agreed to send the following to SDDC Planning. The Repton Parish Council object to the Planning Application DMPA/2023/1082 (6 – 10 Milton Road, Repton) on the following ground – Parking: On road parking is a major problem in this part of the village. The developer indicates that there is a potential reduction in parking requirements with this development. We dispute this assertion, based on local information, and suggest that the situation will not be improved with the application as it stands. The applicant, in**

- the Design Access and Heritage Statement states that it is not in the applicant developer's interest to not provide off street parking as it devalues their asset, but off-street parking could be the subject of a future application. We require such a proposal to form part of this application for it to be acceptable. We would expect the SDDC to require any development's parking provision be provided with electric charging units.
- ii. DMPA/2023/0829: The erection of a single storey rear extension to form a new kitchen, preparation area and restaurant area, a front porch to the existing building and the erection of 6 holiday lets with rear parking and associated works at 49 Main Street, Milton, Derby, DE65 6EF. **Resolved, all Councillors (Councillor Steel abstained due to his declared interest) agreed to send the following comment to SDDC Planning. The Repton Parish Council does not object to this application but would support the following conditions being imposed – One – The noise impact from the kitchen extract system should be limited to levels such as required for heat pump operation. Two – The kitchen extract system filter requirements need to be defined and agreed with SDDC before building work is started. Three – The Bin Store needs to be relocated to the car park area or if it is retained in its present location access to this should be from the car park area only.**
- iii. DMPA/2023/1115: The demolition of two dwellings, one partially built dwelling and associated structures and the erection of 6 new dwellings and associated landscaping at 36-44 Mount Pleasant Road, Mill Hill, Repton, DE65 6GQ. **Resolved, all Councillors agreed to submit the following objection, Repton Parish Council Objection to Planning Application DMPA/2023/1115. The Repton Parish Council is aware that the site has an existing planning permission (2005/0573/F) granted under the old Local Plan that is still valid. The 2005 application is to convert one dwelling and build two new dwellings on the site. The Repton Parish Council objects to the Planning Application DMPA/2023/1115 (Mill Hill, Repton) to demolish two existing dwellings and one partially built dwelling on the site and replace with six new dwellings on the following grounds –The developer has misread the Repton Neighbourhood Development Plan (NDP) that is in place and draws the wrong conclusions on its relevance to this application. It also misuses SDDC Policy BNE5 in trying to support this application. The developer, in essence, quotes the arguments that were used in the successful appeal by Planning Application 9/2017/0194 (Askew Lodge, Milton Road, Repton). The successful appeal turned on the ambiguous wording in SDDC Local Policy H1 as referred to in the inspector's report (Paragraph 11). Therefore this application could be considered acceptable under the current SDDC Local Plan. The Repton NDP was only in draft at this time and the final, agreed Repton NDP (formally adopted by SDDC in Jan 2020) Policy H1 is -**

6.1.2 POLICY H1: THE LIMITS OF DEVELOPMENT: The limits of development, which define the settlement boundary for the villages of Repton and Milton, will be maintained as identified on the proposals maps for each village, as shown below. Housing development outside of the settlement boundary will only be permitted if it is solely or primarily for affordable housing, of a scale and design appropriate to its context and generally in conformity with South Derbyshire Local Plan Policy BNE5.

The developer (in section 4.35 of their Planning Statement) states - that the site lies outside the NDP settlement boundary and in this regard the policy asserts that housing development should be primarily for affordable housing of a scale and design appropriate to its context and generally in conformity with South Derbyshire Local Plan Policy BNE5.

The actual policy, as shown above, actually says solely or primarily for affordable housing. This application does not meet this requirement. This policy is more restrictive than the H1 policy in the SDDC Local Plan and was written specifically to remove the ambiguity in the SDDC Local Plan and stop developments outside the agreed settlement boundaries such as this. As such the applicant's arguments around thresholds for affordable housing and SDDC Policy H1 and SDT1 are not relevant.

The developer further indicates that the application meets the NDP Policies H3 and H4 but fails to mention that Repton NDP Policies H2, H3 and H4 are in a section (6.1.3) that is relevant to developments within the settlement confines since NDP Policy H1 does not allow any development beyond the settlement boundary. The Repton Village Design Statement supports the settlement boundaries in the Local Plan.

The application does not meet the requirements of SDDC Policy BNE5 (development outside the settlement boundaries to) sections i), ii), or iii). Section iv) relates to infilling a small gap for not

normally more than two dwellings. The SDDC has refused applications of 'infilling' with four dwellings and in no way can this application be considered infilling and the applicant does not attempt to do this.

Section v) of the BNE5 policy is dependent on the application meeting one of the requirements in sections i) to iv) or for an affordable housing development under Repton NDP Policy H1 and as such does not apply to this application.

Given the comments above the Repton Parish Council shows that the application does not meet the Repton Neighbourhood Development Plan requirements and it must therefore be refused.

b. Planning Decisions

No comments.

Standing Orders Resumed

9. COUNTY, DISTRICT AND PARISH COUNCILLOR'S REPORTS

- a. County Councillor Ford provided an update to the clerk before the meeting. The Clerk read out the following from him "I have corresponded with the Chairman and Planners over Application 1082. I am very hopeful that this application will be withdrawn and a new, far more sympathetic application will be submitted. You will have seen in the local press that Derbyshire County Council is experiencing financial difficulty. We are one of many councils who are having issues, mainly brought about by severe inflationary pressures across Adult Social Care and Children's Services. Very difficult decisions will follow! Please note several road closures over the coming weeks as essential highway resurfacing is undertaken through Repton going out to Hartshorne. Cllr Hardwick has asked for clarity regarding "20 is plenty" following the Prime Minister telling Conference that he won't be imposing a Wales style blanket ban. He did say that local councils will have the opportunity to look at requests on a case by case basis." **Resolved, all Councillors agreed to send their thanks to County Councillor Ford and DCC for the removal of the post in Milton.**
- b. District Councillor Lowe, advised it had been a busy month. County Councillor Haines had emailed the clerk with some details around heat pumps. Work was progressing around the garages in Pinfold Close. He thought it may be possible for the Parish Council to adopt the land, he will make enquires into this. They had recently had a surgery in Repton that was well attended. The free tree scheme was running again this year. SDDC had declared an ecological emergency.

10. CHAIRMAN'S REPORT

- a. Councillor Sheldon asked all Councillors to think about what they wished to go into next year's budget and provide details to the Clerk to enable her to factor into the budget ready for November's finance committee.
- b. He is to attend a meeting with the leader of the youth group. He thinks they may ask the Council for some financial support. The Clerk advised that the Council do have a grant awarding policy. He was also going to ask them what the youth group members would like to see happen at Mitre Field.

11. CLERK'S REPORT

- a. Clerk on annual leave 16th October
- b. Reported fence damage to SDDC between Pinfold Close and Fisher Close
- c. Attended GDPR course on 3rd October, will provide any updates for the next meeting along with those from the course to attend this week, Freedom of Information.
- d. District Councillor Haines has asked SDDC for new signs on Broomhills and Mitre Field notifying of the Public Space Protection Order
- e. £250 coronation funding received from County Councillor Ford for Milton
- f. Parish councillor surgery Friday 13th, who is to attend? Councillor Fluck agreed to.
- g. Overpaid last month's playground maintenance and inspection by 10 pence, will underpay this months to compensate
- h. This year's audit is now complete, no issues found.

12. MILTON VILLAGE HALL TRUSTEES

The Milton Village Hall Committee has asked for their details as managing trustees to go onto the charity commission details. The Clerk has checked this with DALC and they believe this is the correct way. They also wish the land registry to update the registration to absolute but have provided no reason yet why. **Resolved, the Councillors wanted to see a documented request and reasons for the changes they are asking for, before they agree to any decision. Clerk to write to their Secretary.**

13. CHRISTMAS TREE/S

Resolved, all Councillors agreed to fund half the cost of the Repton tree £175, and will contribute the same as last year for Milton £63.25.

14. REPTON VILLAGE PARTY 2023

Resolved, all Councillors agreed to the use of the Mitre Field on Saturday 4th May 2024.

15. REPORTS FROM COMMITTEE/WORKING GROUPS

a. ELDERLY PROVISION (COUNCILLOR SHELDON)

i. FISHER CLOSE

No updates.

b. ENVIRONMENT AND HERITAGE (COUNCILLOR BROWN)

i. TREES

No updates and remove from further agendas.

ii. MILTON TELEPHONE BOX

Councillor Brown had shared the details of quotes for different options from Community Heartbeat Trust with all the Councillors. He suggested that they agree to a managed system with a service contract and a lockable cabinet. **Resolved, all agreed to this option with a budget of up to £3,000.00**

iii. ARBORETA MAINTENANCE

Councillor Brown would like to ask the current contractor for the arboreta maintenance to provide a quote for any maintenance work needed, **Resolved, all Councillors agreed.**

iv. DOVECOTE AT RIDGEWAY FARM

Councillor Brown was very concerned about the state that this was now in. **Resolved, all Councillors agreed to the Clerk going back to SDDC asking for them to look into this urgently.**

c. RIGHTS OF WAY/MAINTENANCE (COUNCILLOR DICKSON)

Councillor Dickson asked Anna Parish from Repton School about the sign that had been erected on Jeremiah's walk that says no public access, as this is a public right of way. She agreed to look into this and ask for it to be moved.

d. BURIAL GROUND AND ALLOTMENTS (COUNCILLOR STEEL)

i. Allotment inspection

A one off inspection of one plot only is organised for 23rd October, the plot holder, Clerk and Councillors Sheldon and Brown to attend.

ii. Burial Ground Planting

Councillor Steel asked if the Council wished to go ahead with the wild flowers and bulbs at the burial ground or grass. **Resolved, all Councillors agreed to wild flowers and bulbs.**

e. RECREATION, PLAY FIELDS AND YOUTH

i. BROOMHILLS PAVILION (COUNCILLOR BROWN)

i. MAINTENANCE

No updates

- ii. REFURBISHMENT
No updates
- ii. MITRE FIELD
 - i. MULTI-FUNCTION TRACK (COUNCILLOR MASON)
There is a working party meeting planned to discuss further.
 - ii. SURVEY (COUNCILLOR MASON)
See 15(e)(ii)(i).
 - iii. GRANTS (COUNCILLOR MASON)
No updates
 - iv. PERIMETER (COUNCILLOR MASON)
 - a. Replacement Fence
Three quotes had been received. **Resolved, all Councillors agreed to the quote from Tree and Garden Services.**
 - v. PLAY AREA (COUNCILLOR MCARDLE)
The wooden climber/slide has now been repaired. No further items were flagged in the last playground inspection report.
 - vi. NO DOGS SIGN AND CLEANING
The Joint Organisation of Guides and Scouts had written to the clerk with concerns over dogs in the Field and advising it was not safe for them to do any litter picks. The signage has been refreshed by clerk and SDDC asked to erect new Public Space Protection Order. Councillor Mason wanted a plan to be put in place for cleaning of any issues such as broken glass. This will be discussed at the working party meeting.
 - vii. POTHOLE
Clerk has asked Repton School to look into this.
- f. EMERGENCY
 - i. FLOODING (COUNCILLOR SHELDON)
No flooding seen recently. Councillor Kingman was concerned that when the grass verges are mown, they blow the grass into the drains. Councillor Sheldon advised that DCC do a twice yearly clean of all drains, he is still waiting for them to publish a schedule of these work.
 - ii. OTHER AREAS (COUNCILLOR HARDWICK)
No updates.
- g. FREEPORT (COUNCILLOR FLUCK)
No updates.
- h. SPEED WATCH, PARKING AND TRAFFIC
 - i. SPEED WATCH (COUNCILLOR KINGMAN)
Councillor Kingman had provided an update before the meeting. Speed watch activities were going well. They are still looking for more volunteers.
 - ii. PARKING AND SPEED CONTROL (COUNCILLOR HARDWICK)
An article has been published in the parish magazine, the Council website and Facebook.
 - iii. 20S PLENTY (COUNCILLOR HARDWICK)
No updates.
 - iv. SIDS (COUNCILLOR HARDWICK)
Councillor Hardwick has sent some details around to all Councillors. He was asked to come back to the Council with a report and take the finance costs to the finance committee meeting.
- i. ACCESS AROUND THE PARISH (COUNCILLOR DICKSON)
No updates.
- j. COMMUNICATION AND SOCIAL MEDIA (COUNCILLOR HARDWICK)
No updates.

k. INFORMATION TECHNOLOGY (CLERK)

New mobile phone gained, this is on direct debit to the Council's current account.

16. FINANCE

i. Receipts since last meeting: Incoming finance:

- i. 27/09/2023 £250.00 DDC Coronation grant for Milton
- ii. 03/10/2023 £350.00 Tamworth Co-operative Funeral Service Interment and additional inscription

a. Payments already made and for approval:

Date	Payment method/cheque number	Description	Name	Vat	Total	Details for banking	Payment from
09/10/2023	Bank transfer	August playground inspection and maintenance	SDDC	10.93	65.58	For approval	Recreation Ground Account
09/10/2023	Bank transfer	Stamps	Post Office (via clerk)		8.80	For approval	Current Account
09/10/2023	Bank transfer	Printer ink	Amazon (via clerk)	2.97	17.79	For approval	Current Account
09/10/2023	Bank transfer	Clerk Salary	Clerk		980.60	Information only	Current Account
09/10/2023	Bank transfer	Clerk pension	DCC		262.53	Information only	Current Account
09/10/2023	Direct Debit	Office rent	Repton Village Hall		175.00	Information only	Current Account
09/10/2023	Bank transfer	Broomhills cleaning	Cleaner		63.99	For approval	Current Account
09/10/2023	Bank transfer	NI and tax	HMRC		115.77	Information only	Current Account
09/10/2023	Direct Debit	Unmetered electricity supply for light on Springfield	SSE	1.38	12.81	Information only	Current Account
10/10/2023	Direct Debit	Loan repayment	Public Works Loan Board		11,301.39	Information only	Current Account
10/10/2023	Bank transfer	Email April 2023	Bluehost (via I Griffiths)		5.84	For approval	Current Account
10/10/2023	Bank transfer	Email May 2023	Bluehost (via I Griffiths)		5.98	For approval	Current Account
10/10/2023	Bank transfer	Email June 2023	Bluehost (via I Griffiths)		5.72	For approval	Current Account
10/10/2023	Bank transfer	Email July 2023	Bluehost (via I Griffiths)		5.80	For approval	Current Account
10/10/2023	Bank transfer	Email August 2023	Bluehost (via I Griffiths)		5.70	For approval	Current Account
10/10/2023	Bank transfer	Email September 2023	Bluehost (via I Griffiths)		5.62	For approval	Current Account
10/10/2023	Bank transfer	Email October 2023	Bluehost (via Clerk)		5.62	For approval	Current Account
15/09/2023	Direct Debit	Broomhills water	Source for Business		108.60	Information only	Current Account
10/10/2023	Bank transfer	Audit	PKF Littlejohn LLP	63.00	378.00	For approval	Current Account
10/10/2023	Bank transfer	Magazine advert	PCC Repton		64.00	For approval	Current Account
09/10/2023	Bank transfer	Domain renewal	Astutum Ltd	20.00	119.99	For approval	Current Account
09/10/2023	Bank transfer	Milton coronation fund from DCC	Milton Village Hall Committee		250.00	For approval	Current Account
09/10/2023	Bank transfer	Solar street light and installation	Derbyshire County Council		1,869.05	For approval	Current Account
09/10/2023	Bank transfer	Mitre field gate keys	Locksmith by John G Ltd (via clerk)		12.00	For approval	Current Account
09/10/2023	Bank	Mobile phone initial Payment	Tesco mobile (via		14.99	For	Current Account

Chairman's signature, once full Council has approved: _____



	transfer		clerk)			approval	
			TOTAL	£98.28	£15,861.17		

b. Bank balances

Current Account = £ 52,048.69

Recreation Ground Account = £ 840.24

RBS Reserves = £42,743.44

Petty Cash = £81.76

c. Asset Register, street light £939.07 excluding VAT to be entered

17. CORRESPONDENCE (RECEIVED SINCE LAST AGENDA UNTIL 3RD OCTOBER

- a. DCC: Newsletter x 2; Parish & Town Council Liaison Forum: Presentation slides
- b. DALC: September Newsletter; DET funding scheme 2023
- c. NALC: Newsletter x 4; Chief Executive's Bulletin x 4
- d. SDDC: Playground Inspection August and September 2023; South Derbyshire Community Grant Fund Update
- e. Sterilizing Solutions monthly report x 1
- f. District Councillor Lowe: Home Upgrade Grant
- g. PKF Littlejohn LLP: External Audit Report and Certificate
- h. District Councillor Haines: Parish Numbers; Air source Heat Pump; September Area 2 Newsletter from Police
- i. Richard Hanbury DCC: 2023 09 15 82020137 Petition - Cabinet Report Outcome
- j. Derbyshire Pension Fund: Changes to leaver notification forms; Employer Newsletter 200 September 2023
- k. Remedi: Derbyshire Immediate Justice Scheme
- l. County Councillor Ford: Willington Bridge
- m. South Derbyshire CVS Funding Bulletin
- n. Signs

18. DATE AND TIME OF NEXT PARISH COUNCIL MEETING

Monday 13th November 2023 at 19:30 in the meeting room at Repton Village Hall.

13/11/2023

Chairman's signature, once full Council has approved: _____

