

WINSTER PARISH COUNCIL

Clerk & Financial Officer: Trisha Dale

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MINUTES OF ORDINARY MEETING: 6th June 2022, 7pm in the Burton Institute, Winster.

These minutes are hereby approved as a true and accurate record of the above meeting following Resolution of the Council at its monthly Parish Council meeting on 4th July 2022

Signed Chair of meeting

In attendance: Cllr. Frederickson (Chair), Cllr Hatfield (Vice Chair), Cllr. Robinson, Cllr. Brown, Cllr. Wood, Cllr. Cooper, Cllr Randles, Cllr Geddes

Also Present: Clerk/RFO Trisha Dale, Rob Cogings (Director of Housing), 1 member of the public.

No.	Item
06/01/22	Apologies None received or noted
06/02/22	Declaration of Interests Cllr. Wood - item 06/07/22 B
06/03/22	Reports: A: County Councillor's Report: None this month B: Borough Councillor's Report: None this month C: Police Report: None this month. It was noted that PCSO Carly Mattison was involved in this evenings Street Meet event being held for village residents. D: Chair's Report: None this month
06/04/22	Public Speaking Director of Housing for Derbyshire Dales District Council Rob Cogings attended the meeting to update the Parish Council on latest housing status and current housing initiatives. Giving a brief introduction, Rob has worked in housing for 20 years, DDDC being the 14 th smallest but due to their corporate approach have become really powerful and have become landlords again, supporting social housing. They have gained £5million in capital for the building and renovation of affordable housing, Bakewell being one example, and renovating Alms houses in Matlock another, there are big schemes currently underway in the district. It is intended that the housing being ecological and energy efficient, Solar Panels, timber frames, no gas etc. With regards to Winster and South Darley there have been two surveys 2007 and 2012, to identify housing requirements. The surveys/data do support the need for affordable property in the area. Showing that the majority cannot afford to purchase a home, and whilst the actual figures can be challenged (cost of a terraced home is far greater in Winster) they do paint the picture of income verses affordability. There are issues/challenges to be considered, including: <ul style="list-style-type: none">• The main issue faced is turnover of houses. There are 50 homes with only 2 – 3 houses becoming available• Banks reluctant to provide mortgages on second, third purchase of property,

concerns on the possibility of defaulting

- Peak Park Planning policy does not support the schemes, difficulty in selling at affordable rates
- All schemes need to be certain that residents actually benefit, with the cost of building every increasing. Associated need to ensure there is a balance between cost and affordability

Questions were raised by the council:

- How can elderly residents who own their own home that is no longer suitable but wish to remain in the village obtain a bungalow?

This is a difficult issue, as DDDC housing cannot solve all social issues. Bungalows are in great demand and there is also a moral dilemma in that as they already have and own property, priority would be given to those that do not.

DDDC work with Home Options, there is a criterion for eligibility based on greatest need and takes into account length of time on the waiting list. Housing also has an obligation to those that are technically homeless.

- It was asked if, due to criteria, the recipient would not be best suited for the accommodation, i.e., a single person in a family home. Concerns that not offering a family home to a family would have a knock-on effect to other village amenities such as Schools

Housing takes into account the house and the individual; they need to insure it is affordable. To put an individual into a family home would involve the resident paying additional bedroom tax.

- Holiday Homes, are they paying business rates and therefore paying additionally for services such as bin collection? How does this flow through to the Parish finances?

Yes, they should be paying business rates, it is not clear how this flows through to the parish, may be included in Precept.

- Long term vacant private homes, nothing seems to be happening with them. There are 4 or 5 in the village. How do you know which homes are vacant?

In April empty home council tax doubled in the future this will quadruple and act as a deterrent.

They are aware of empty homes via the electoral roll, if a form is not received for a house, then a visiting office will attend and investigate. In addition, residents can also inform the housing department.

In addition, both Derbyshire Dales Clause and Peak District Rural Housing Association were discussed. In general, it was agreed that the schemes work, the Derbyshire Dales clause is not always restricted to those that have lived in Derbyshire for the past 3 years.

- The Parish Council required the need to revisit the survey as it was last done 10 years ago. And is the current survey method appropriate as does not ask those who have left the village why?

A survey would only be updated if there was a serious intent to build affordable houses in the village. A business case would need to put forward, planning on board, land search required, census on which land, funding and co-operation from a Housing association, with Banks and Community on board. The plan would also need to take into account future demand, as likely to take at least 5 years from plan to delivery.

- Also mentioned was the intention to make affordable housing energy sufficient, e.g. Solar Panels. Does this extend to private housing in conservation areas? Are Planning aware and agreed?

A councillor mentioned there is a Peak Park Solar Panel Initiative Group (Renewable Energy Communications) They may be able to assist.,

The Chair Thanked Rob for giving a through update and presentation, which will

	<p>allow the Parish Council to move forward with a working group.</p> <p>A Village resident requested an update on the Play Area gate repair concerning the replacement of the spring and that the removal of the base to the bridge at the Play Area is dangerous and has caused a couple of accidents.</p> <p>It was explained that whilst the spring had now arrived it was used for the allotment gate as this became the priority. A new spring will be ordered for the Play Area.</p> <p>With regards to the bridge, it was explained that this was removed as it had rotted and was dangerous too. It was agreed that a replacement would be discussed with the Play area committee, inviting them to the next available meeting, added to the appropriate agenda. In the interim the damaged bridge to be removed. (Prop DF, 2nd AC, unan).</p> <p>Item 07/08/22, Council Matters D, replacement or removal of the damaged swing on the common was discussed, after consideration it was agreed that removal of the swing would have a knock-on effect to traffic calming issues as with the swing in situ the area is categorised as a play area. Actual damage, identification of the repairs required to be investigated. (Prop DF, 2nd DB, unan)</p> <p>Additionally, it was noted that a minor correction to the April minutes was required, “the car was not parking but being driven”. Minutes amended accordingly.</p>																				
06/05/22	<p>Members Questions to the Chair</p> <p>Cllr Brown asked the Chair if the Parish Council would consider the installation of outdoor games, i.e., Noughts and Crosses, Chess, that he would be happy to sponsor. The Chair asked for the item to be added to the next agenda.</p> <p>Cllr Hatfield on behalf of the Jubilee Organisation Group, thanked the Parish Council for all their help, financially and their support. The Council added their thanks for all the hard work the group had done in making it a fun, successful event.</p> <p>A first collaborative event with residents and Parish Council that the Council would like to build on.</p>																				
06/06/22	<p>Minutes of Last Meeting and Matters Relating Thereto</p> <p>A: The minutes of the previous Parish Council meeting held on 9th May 2022 were considered. After a minor change (Ref 06/04/22, Public Participation) the minutes were then approved (Prop SW. 2nd DF, unan).</p> <p>B: There were no matters to discuss relating to the minutes of the previous meeting.</p>																				
06/07/22	<p>Finance</p> <p>A: To note the Council’s monetary assets: Bank of Scotland, and for the Chair of the meeting to examine, approve and arrange to sign the bank reconciliation and latest current account statements.</p> <p>Clerk waiting to receive backdated bank statements in order to complete finance summaries.</p> <table border="1" data-bbox="336 1509 1449 1861"> <tr> <td></td> <td>Current Account</td> </tr> <tr> <td>Balance brought forward 1st April 2022</td> <td>£28,747.95</td> </tr> <tr> <td>Total Income</td> <td>To be confirmed</td> </tr> <tr> <td>Total Expenditure</td> <td>To be confirmed</td> </tr> <tr> <td>Balance</td> <td>To be confirmed</td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td>Last Statement Balance 13th April 2022</td> <td>£26,973.15</td> </tr> <tr> <td>Less un-presented cheques</td> <td>To be confirmed</td> </tr> <tr> <td>Add uncleared deposits</td> <td>To be confirmed</td> </tr> <tr> <td>Available Balance 6th June 2022</td> <td>To be confirmed</td> </tr> </table> <p>B: To approve and instruct the payment by cheque, of presented invoiced items, including the following:</p> <p>i) T. Dale – Salary and expenses- £379.00</p>		Current Account	Balance brought forward 1st April 2022	£28,747.95	Total Income	To be confirmed	Total Expenditure	To be confirmed	Balance	To be confirmed			Last Statement Balance 13th April 2022	£26,973.15	Less un-presented cheques	To be confirmed	Add uncleared deposits	To be confirmed	Available Balance 6th June 2022	To be confirmed
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	<ul style="list-style-type: none"> ii) F. Purslow – Salary plus expenses (£20.93) –£483.53 iii) J. Marriott – Internal Auditor - £115.00 iv) Hiscox Insurance Company - £1,168.56 v) E. Smith – Cleaning - £75.00 vi) Derbyshire Wildlife Trust - £50.00 <p>The following belated bills received: Water Plus ltd – Water Supply to Public Toilets - £260.83 S. Wood – Gardening Services (Maintenance) - £120.00</p> <p>All payments endorsed (Prop MK, 2nd JG, majority. SW abstained - ref 06/02/22 Declaration of Interests) In addition, Clerk asked the council to considered agreeing for payments received from Waterplus and SSE (Electricity) in between meetings to be paid as failure to pay within 14 days will incur fines. Council agreed (Prop, MH, 2nd DF, Unan) C: To note the income and receipts of the Council: - To be confirmed</p>
06/08/22	<p>Council Matters:</p> <p>A: Following the Annual Parish meeting held on the 30th May a brief discussion took place, the question raised regarding the Water Butt (ref WPC Annual Parish Council Minutes 30th May 2022), Clerk to email the Resident with update on current situation.</p> <p>B: Clerk asked the Council to consider opportunity of Public Rights of Way Grant – minor repairs for footpath and/or bridleways. The Council nominated Woodhouse Lane, refreshing the footpath and repair where necessary due to general wear and tear and weather damage.</p> <p>C: Clerk updated on installation of bollards on the triangle by the Miners Standard. Instruction has been given to the contracted to commence work, date of planned work to be confirmed by contractor.</p> <p>D: Repair, replace or remove damaged swing on common, see above (Ref 06/04/22, Public Participation)</p> <p>E: Parking overnight at the carpark discussions deferred, Chair asked this be considered within the Traffic Working Group. In the interim Clerk to write to the individual parking overnight on receipt of information obtained from Cllr Wood.</p> <p>F: Parish Council Emergency Plan, Clerk to provide Cllr Randles with hard copy of the plan to review and provide feedback on whether it warrants revising.</p> <p>G: A brief update given on allotment allocation, a further plot has been agreed with another individual interested. Clerk to issue agreement for signing and forward details of second individual to Cllr Wood.</p> <p>H: No update on Dog Fouling options and next steps received deferred to next meeting. Clerk to add to agenda.</p> <p>I: A brief update on Management Plan – Wildflower Meadows, current position and next steps.</p> <p>A weed bashing session has been arranged for Saturday 11th June involving volunteers from the Village.</p> <p>Next steps are being mulled over, the working group may request financial assistance from the Council for the purchase of seeds, depending on the most cost-effective option.</p> <p>The next cut and collect is expected to be the end of July. It was asked if this could be brought forward to just prior to the Secret Garden event. It was explained to do this would not be the best practice however the verges can be done prior to the</p>

	<p>event.</p> <p>J: No update on traffic issues this month. Cllr Brown to contact Cllr Spencer following a commitment to support traffic measures by the village school.</p> <p>K: 20th June 2022 agreed for next Finance Committee meeting. Clerk to issue an agenda.</p> <p>L: Discussions regarding options for the Well Being Funding deferred. Clerk to reissue communication and add to the next agenda.</p> <p>M: No urgent issues/matters raised.</p>
04/09/22	<p>Planning</p> <p>A: The following was discussed, considered and instruction given to the clerk to report the Council's views:</p> <p>i) NP/DDD/0522/0623 - Miners Standard, Bank Top, Winster. - Addition of a second storey to existing unused publicans accommodation and alterations at ground floor to form larger family 4 bed accommodation for the publicans. Existing unsuitable family accommodation to be changed in use to a cafe ancillary to the public house to serve the camping site and general public.</p> <p>In Principle to Council has no objections, however concerns were raised on the scale/size of the café in relation to parking capability. The main concern being any overflow will cause additional parking issues around the common area. Clerk to raise concerns with Planning.</p> <p>Clerk advised the Council that while the Council can lobby the Planning department it has no more impact than any other resident. An objection/concern from the Council will count in the same way as an objection/concern raised by an individual. For future reference, should an objection be raised on any future planning requests.</p> <p>B: To note any planning decisions as notified by the Peak District National Park Authority: None this month.</p>
06/10/22	<p>Correspondence & Circulars:</p> <p>Correspondence received and pre-circulated to Members by email, unless otherwise indicated, including the following, noted:</p> <p>i) DDDC – Traveller Sites, Derbyshire Dales Celebrate the Jubilee</p> <p>ii) PDNP – A Bumper Day for Volunteers, Parish Bulletin, Community Comes Together</p> <p>iii) DALC – News Letter</p> <p>iv) DDC – Community News</p> <p>v) CST Policy & Research – Mobile Library, Health and Wellbeing</p> <p>vi) Public Sector Executive – The EV Revolution, Net Zero Government, New Podcast Episode, Transforming Procurement, Developing Renewal Energy, Driving Tech Values</p> <p>vii) PSPO – Site Schedule, Winster Public Spaces Protection Order</p> <p>viii) Rural Services – Bulletin, Funding Digest</p> <p>ix) Citizens Advice – Annual Impact Report</p>
06/11/22	<p>Items for the Village Magazine</p> <p>Chair to place an article on Jubilee Celebrations.</p>
	<p>Next Parish Council Meeting</p> <p>The next Parish Council Meeting will take place at 7.00pm on Monday 4th July 2022, at the Burton Institute, Winster. Meeting closed at 8.35pm</p>