

# STANTON – IN – PEAK PARISH COUNCIL: Minutes

Minutes of the Parish Council Meeting held on 11<sup>th</sup> March 2025  
At 7:30 pm in Stanton Lees Chapel

**PRESENT:** Cllr S Fogg, Cllr I Mortimore (Chair) Cllr A Mellor and Cllr P Morris  
**In attendance:** Parish Clerk and 2 members of the public

2016 **Apologies**

No apologies required.

2017 **Variation of order of business and Clerk's request for inclusion of Time Constrained items**

No variations required. Additional planning items: none

2018 **Declarations of Members Interests**

No declarations were required in respect of this meeting.

2019 **Public Speaking**

a) Members of the public

A member of the public noted the fly tipping on Lees Road and a discussion as to the unfair situation of landowners becoming responsible ensued. As the area under discussion isn't visible when driving, the clerk will contact the landowner to see if they are aware of it.

b) PCSO Boswell sent apologies

PDNPA Parish Member Kath Potter noted the dire problems the Peak Park face with a 9% further cut to budget and their determination to continue as is where possible until the National Park 3 year review later this year. The offices at Aldern House are now mostly let out to assist but some functions are being reduced to make ends meet. She left the meeting after her report.

DCCLr Sue Hobson noted the and was asked to feedback on the gritter still finishing its route at the road closure instead of running over the hill to Stanton in Peak as the new emergency service route expects to happen. The rolling closure saw a clean up of the road even though it will never reopen and a query on this will be taken back. The manufacturers have visited the VAS today and will meet with South Darley PC to explain its workings. A photo of a jam including 2 HGV and a bus highlights the teething troubles in implementation to date. DCCLr Hobson left the meeting for another parish commitment.

DDDCllr Laura Mellstrom noted the new banking hub is now open in the ABC at Bakewell while they find a permanent home. Local government reform is still at guesswork stage but a final plan has to be in by November as it is happening. She commented that the Safer meeting with our MP was listened to and he took away the points raised at it.

2020 **To confirm the Non-exempt minutes of the previous meeting**

RESOLVED to confirm as a correct record the minutes of the meeting held on 21<sup>st</sup> January 2025 were signed by the Chair.

2021 **To determine which if any from Part 1 of the Agenda should be taken with the public excluded:** none

2022 **Planning Applications** – due to the 28-day return deadline, Council will discuss any applications received between publication of the agenda and the meeting date at this meeting.

i) **Decisions received** – none

ii) **Applications returned due to time constraints:** none

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### iii) **for Decision** – NP/DDD/0225/0161 – Swallow Cottage Pilhough Road – Domestic Garage

Council objects to this application on the same grounds as the many previous PDNPA rejections and two dismissed appeals. The size of this building is disproportionate to the size of dwelling. Council would like to draw attention to the Peak Park's own map of the curtilage. With Wye View and Swallow's End being sold and Swallow Cottage itself being split into flats, one of which was also sold, the curtilage map is very out of date. The size of Swallow Cottage flat and curtilage is now significantly smaller than in previous applications. Therefore, the proposed building appears substantial compared to the dwelling it would serve and the proposed location back to the original refused site would make it highly visible.

Council notes that the reasonings given for rejection on prominence and size are already explained in previous determinations and lists below the points made that apply to this application:

Swallow Cottage

The applicant seeks to move the existing planning permission to a plot that has had many previous applications for similar sized buildings refused, both by the PDNPA and at appeal, due to size and positioning.

Application 04/15

Refused due to -

- "building would comprise a visually intrusive development in an area of open countryside that would detract from the surrounding special landscape qualities"
- "significant adverse visual impact on the character of the landscape setting of the application site"

Application 12/15

Refused due to -

- "by virtue of its physical separation from Swallow Cottage; the garage would read as an isolated building that would look out of place in its landscape setting"
- "it would appear as a dominant and discordant feature"
- "would have a significant harmful impact on the character and appearance of the area and on its special qualities that contributes to the valued characteristics of the National Park"

Application 05/17

Refused due to -

- "physical separation from Swallow Cottage"
- "isolated building that would look out of place in its landscape setting"
- "it would appear as a dominant and discordant feature"
- "have a significant harmful impact on the character and appearance of the area and on its special qualities"

Appeal 08/01/18

Dismissed due to –

- "would resemble that of a commercial building rather than a domestic garage"
- "it could not reasonably be described as being subservient to Swallow Cottage"
- "the building would be seen to dominate an otherwise attractive landscape"
- "the proposal would introduce an overly large building to a site which is currently free from built development and the resulting effect would harm the character and appearance of the local area"

Application 05/18

Refused due to –

- "physical separation from Swallow Cottage"
- "it would appear as a dominant and discordant feature"

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- “the building would have a significant harmful impact on the character and appearance of the area and on its special qualities”

Appeal 01.10.18

Dismissed due to –

- “development would introduce a large and visually isolated building into a currently open and undeveloped plot”
- “overall height means that it would not be seen as a subservient or complementary domestic building”
- “the development would cause unacceptable harm to the character and appearance of the area”
- “the relationship between the development and host dwelling, its elevated position and its overall scale to be harmful to a sensitive landscape”

Re Beighton Lodge comparisons.

Inspector pointed to “key differences”

- “less conspicuous from longer distances”
- “The relationship between buildings is also different to the appeal site”
- “While detached, the permitted building would appear more closely related to existing buildings”

Application 08/24

Refused due to –

“The proposed garage, by virtue of its siting, size, massing and detailing, would result in a visually intrusive development that would detract from the special landscape qualities of the surrounding area and the scenic beauty of the National Park, contrary to Core Strategy policies GSP1, GSP2, GSP3, DS1 and L1, Development Management policies DMC3 and DMH8 and the National Planning Policy Framework”.

### Conclusion

Council considers that the existing property size is significantly reduced based on ownership, which affects the size of the development asked for, and this should be clearly documented in the application.

Council also feels that the granted application 0322/0292 in its unobtrusive sheltered position, scale and “Green” credentials already addresses the issues stated in previous applications and is the best possible for the site.

#### iv) Planning updates/issues:

DCC Planning for Ecobat – no information

Items for clarification with PDNPA: none

Items for clarification with DDDC: none

### 2023 Footpaths and Highways

Highways – It was noted that the DCC clean up of the closed road piled soil ready to be washed into the drains on the next downpour. The Mid Derbyshire Car Club will be written to to ask why no letter drop was made to residents on the narrow Congreave Lane especially as at 8:30pm there is still activity and the racing cars - especially badly driven ones that cause the police to be called out to rescue, need to be aware of residents and sometimes walking group and dog walker usage.

### 2024 Reports and Decisions

#### i. Ecobat Resources Liaison meeting and correspondence

No minutes yet circulated with Ecobat report. The 10 year Woodland Management Plan needs consultation on for the affects on noise, odour and light protection afforded. The Clerk will write to both Ecobat and the Forestry Commission to ask to be included at

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consultation stage. It was noted that if Ecobat buys the Forticrete site then more of the factory will lie in our Parish but no firm news on this yet.

## ii. The Green and Parish Assets

No matters to report. Lettering has been recut on the War Memorial. It was noted that the Stanton Lees defibrillator is hidden from sight and most visitors are unaware of its existence.

## iii. VAS System – Darley Bridge

The first two weeks have seen incidents of great confusion as the signs seem to be operating when no traffic is evident and not when it is. We are informed that the manufacturer is adding more powerful antennas but there is much confusion as to what the lights mean for non HGV traffic.

## 2025 Items for information and DALC (already circulated by email)

DALC Circulars/briefings; PDNPA Bulletins, DCC Liaison attended by the Clerk focused on the forthcoming creation of Unitary Authorities – presentation and comments circulated to councillors.

## 2026 Finance

Resolved to authorise the following:

### (a) Accounts for Payment

	Net	Vat
UB EON	£29.87	£1.49
UB HM Lovell (Mar)	£316.96	
Ddr NEST (Mar)	£23.46	
Ub HM Lovell (expenses Mar)	£33.74	
Ub Snail support	£80.00	
UB RM Eaton War Memorial	£840.00	£168.00
UB EON green electricity	£24.73	£1.24
UB HM Lovell (apr salary)	£316.96	
Ddr NEST (apr)	£23.46	
Ub Dalc subscription	£184.02	
Ub PPPF subscription	£12.00	
UB Thornhill Settlement Green rent	£51.00	
Ddr Unity charges £6.00 per month		

### (b) Income

### c) Budget Appraisal/Risk Assessment

Current balance at 11 <sup>th</sup> March	£2482.91
Savings Account at 31 <sup>st</sup> December	£4349.49

## 2027 Date of next meeting –. Tuesday 13<sup>th</sup> May SiP Village Hall

15<sup>th</sup> July SLC, 9<sup>th</sup> September SiPVH, 18<sup>th</sup> November SLC

PART II – CONFIDENTIAL INFORMATION

none

There being no further business the meeting closed at 9:02 pm