

MINUTES OF THE MEETING OF WETTON PARISH COUNCIL, HELD ON MONDAY 17TH JULY 2017 AT THE VILLAGE HALL, WETTON

Present: Cllr M Goodridge, (Chair), Cllr N Drummond, Cllr N Dymek, Cllr M Hodgkinson, Cllr D Noble, Cllr L Powis, Cllr G Stubbs

Apologies:

In attendance: Rosemary Crafts (Clerk), Peter Atkinson, Carol Chasmar, Patty Deppe, Justin Heslop (Peak Venues – item 1), Robin Kimberley

1. Redhurst Barn – proposed holiday let

Cllr Dymek declared an interest having approached the Chatsworth Estate about renting Redhurst Barn

- 1.1 Justin Heslop of Peak Venues explained that he welcomed the opportunity to take soundings from the community about using Redhurst Barn as a holiday let – and before concluding any agreement with the Chatsworth Estate; as his company did not want to operate where they were not welcome. He further explained that Peak Venues had been in operation for ten years, starting out with Hurdlow Grange (and they owned the Royal Oak at Hurdlow too); and now with a total of twenty-four luxury large group self-catering holiday lets across the Peak District (some owned and some rented). Whilst he had let it be known to the Chatsworth Estate that he might be interested in renting any large properties that became available, they had taken the initiative in suggesting Redhurst Barn. If the plan went ahead, it would be a long-term let with Peak Venues responsible for maintaining the property; and Peak Venues would be investing in an interior re-fit.
- 1.2 Mr Heslop gave assurances that he had no plans to use Redhurst Barn as a venue for stag or hen parties (or other inevitably noisier groups) – but that he did think it would be appropriate for family gatherings. He emphasised that Peak Venues did not take online bookings – and that the process of booking (by phone or email correspondence) meant that Peak Venues were better able to ensure clients appropriate to the venue. The company also had strict terms and conditions of use (such as no outdoor noise after 9.30pm). Mr Heslop acknowledged that problems nevertheless arose (including incidents at the Green Man in Bottomhouses at New Year of which Cllr Hodgkinson reminded him). But he thought that his company was more community-friendly and community-conscientious than many other holiday-let operators to whom Chatsworth might rent Redhurst Barn.
- 1.3 In response, it was explained to Mr Heslop that – whilst of course there were reservations about the effect on neighbours of a large party holiday-let (and some might choose to move) – a chief issue was the loss of a residential property to become a holiday let instead. It was further explained that this ran contrary to assurances that Chatsworth had given over the holiday barns that there would be “no more” holiday lets; that Redhurst Barn had been successfully let as residential accommodation with no significant gaps between tenancies for well over ten years; that Chatsworth had not even marketed the property for residential let when the last tenants gave notice; and that there had in fact been a potential tenant in need of a family home (Cllr Dymek) and who had approached Chatsworth. It was emphasised that Wetton needed more families living here to remain a flourishing community; and that, the more Wetton became a “holiday village”, the less attractive it was as a place to live – and with consequences for community life.
- 1.4 Mr Heslop in turn responded that he would not feel comfortable in forging ahead with his plans until there had been opportunity for the Chatsworth Estate to consider these concerns. He said that he would therefore “step back” in order that the Parish Council could write to the Chatsworth Estate.
- 1.5 Mr Heslop was thanked for his willingness to listen. It was also made clear that – should the view of Chatsworth Estate remain unchanged – the Parish Council would be happy to work with Mr Heslop and to welcome him at future Parish Council meetings.

2. Moorlands Connect

- 2.1 Cllr Hodgkinson drew attention to a letter from Ashbourne Community Transport and an article in the Leek Post and Times stating that “rural dial-a-ride services could be axed”. She emphasised the effect that axing the Moorlands Connect service would have on the independence of older – and younger – people without with their own transport.

- 2.2 In discussion, it was noted that Staffordshire County Council were about to engage in a consultation exercise on public transport subsidies – and that their preferred option was indeed to scrap all subsidy for dial-a-ride services. Other options would allow Moorlands Connect to continue (albeit at cost to users). The Parish Council could write to the Staffordshire County Council Cabinet Member for Transport. Parish Councillors – and other members of the community – could also respond (online) to the consultation exercise starting on 24th July. **Agreed:**

"To respond in the strongest possible terms to consultation on public transport subsidies in order to secure the continuation of the Moorlands Connect service."

Proposed: Cllr M Goodridge Seconded: Cllr M Hodgkinson All in favour.

3. Land adjacent to Carr Lane

- 3.1 Peter Atkinson and Patty Deppe introduced themselves as the new owners of the land adjacent to Carr Lane (at the bottom of John Wint's field as was). Cllr Goodridge explained that the Parish Council would be formally consulted on any planning application.
- 3.2 In discussion, Peter Atkinson and Patty Deppe acknowledged that they would be second home-owners – but they were not planning on any holiday-let (other than their own close family members staying here). They realised that Peak Park might at best allow a camping barn; which they felt could meet their personal use needs.
- 3.3 They also explained that there were some immediate repairs needed to stone-walling, as well as getting the grass under control; and that they wanted to engage local people – as they would if and when some building got underway. Whilst the Parish Council could not endorse particular contractors, the Clerk could provide some starting points (including those advertising in the newsletter).

4. Village lengthsmen

- 4.1 It was noted that Andy Hall, village lengthsmen, was still conspicuous by his absence; and not responding to phone calls. He would continue to be pursued.
- 4.2 It was agreed – in the meantime – to engage other help (a gardener who could be recommended by Cllr Drummond) to do strimming and weeding in the play area before the ROSPA inspection next month (see also item 5.3)

5. Playing fields

- 5.1 **Meeting with Playdale Playgrounds Limited:** Cllr Noble reported that she and the Clerk had met with Richard Cocker of Playdale Playgrounds Limited to commission a free design for a future play area with specific costed proposals.
- 5.2 Cllr Noble explained that the brief she had given was for play equipment for both younger and older children; and sufficiently robust and low-maintenance to withstand misuse. She also emphasised that Playdale had an excellent reputation; and that – whilst there was absolutely no commitment to them – their proposals would provide ideas and give a very good indication of the funding challenge.
- 5.3 **Mowing:** Cllr Stubbs explained that Wayne Frith had asked to harvest the grass from the uncut part of the playing field, and for which a donation would be forthcoming.
- 5.4 **ROSPA inspection August 2017:** Cllr Noble set out the work that had to be done before the ROSPA inspection next month – and which it was agreed would be carried out as follows:
- Strimming and weeding – Cllr Drummond to arrange
 - Removal of concrete bases under swings – Cllr Stubbs; replacement with play bark – Cllr Noble
 - Freeing gate jammed by grass – Cllr Stubbs
 - Cutting of low hanging branches (6ft or so above ground level) on trees close to play equipment – Cllr Goodridge.

6. Financial update

- 6.1 It was noted that there were no payments to be approved.

7. Planning

- 7.1 **NP/SM/0417/0415: New House Farm, Wetton - The use of the land for a six week consecutive period between the months of July and September in any year in association with the activities of the Derby Kids Camp:** It was noted that the original application – for camping between June and September including Duke of Edinburgh Award camping - had now been amended to confine the permission to Derby Kids Camp; and which amendment accorded with the Parish Council's comments on the original application. It was agreed that – for the avoidance of doubt – Peak Park should be notified that the Parish Council supported the amended application.
- 7.2 In related discussion, attention was drawn to the noise issue of Derby Kids Camp volunteers en route to and from the pub – and congregating to use the public toilets. It was agreed to ask Chris Edwards, Chair of Derby Kids Camp, to attend the next Parish Council meeting to discuss these noise issues.
- 7.3 **NP/SM/0617/0667: Yew Tree Farm, Royal Oak Road, Wetton – replacement general purpose agricultural and straw storage building**
Cllr Powis and Cllr Stubbs declared an interest and left the meeting, taking no part in the discussion or decision.
It was noted that the building would replace one of those destroyed by fire in September 2016 – but would be set further back in the yard both to achieve a better fire-break and to facilitate optimum use of the yard space. It was further noted that the building was needed for calving cows – which had, this year, had to be accommodated off-site at Newhaven – and for planned expansion of the herd.
- 7.4 In discussion, attention was drawn to the measures of land levels and landscaping advised by Peak Park and incorporated in the application to reduce visual impact of both replacement buildings following the fire. **Agreed:**
To support the application
Proposed: Cllr M Hodgkinson Seconded : Cllr N Drummond All in favour.