

**KIRK LANGLEY ANNUAL PARISH COUNCIL MEETING
MINUTES OF THE MEETING IN KIRK LANGLEY VILLAGE HALL, KIRK LANGLEY
THURSDAY 4th APRIL 2024**

PRESENT: Cllr B Whittaker, Cllr K Lymer, Cllr P Wallis, Cllr H Leonard, Cllr P Ryan, Mr C Carter and Ms M Freeland

Reference	Agenda Item		Action
1/2024-25	Apologies for Absence	Cllr J Orton (AVBC)	
2/2024-25	Declaration of Members Interests	None	
3/2024-25	Variation of Order of Business	No variations	
4/2024-25	Public Participation	<p>Mr C Carter – Moor Lane Development gave the following report: Mr C Carter reported that he and his family own land behind Bluebell Pub behind Moor Lane. The Planning application for houses has been running for some years. Mr Carter wished to raise the issue with the Councillors personally. The family need to dispose of the land as they are not around the area or able to manage the land. Any need for disposal needs to be in the financial interest of the beneficiaries as per legal requirements. Mr Carter would like to see the land used and developed going forward. They are conscious however of the amount of development which is being taken into consideration with their own development given the infrastructure concerns raised. Mr Carter will be reviewing the development with the comments taken into account. Mr Carter would like to attend the Parish Council meeting in May with a Chevin homes representative. It is the desire the family to work with the parish whilst fulfilling the need to dispose of the land in the most appropriate way. Cllr Whittaker noted that the Parish Council is guided by the Neighbourhood Plan to ensure objectivity to all developments and planning applications. Some reactions from residents are due to massive amounts of development. It was noted that the Scheduled monuments will be looked at to ensure they are protected, and the revised proposal will hopefully fit needs. Mr Carter and Chevin homes will attend the next parish council meeting to discuss the plans with residents and the council and it was also recommended that Mr Carter and Chevin Homes hold a separate meeting for consultation with the residents. The Clerk will send Mr Carter the May agenda and put the item on the agenda.</p> <p>Mary Freeland From Connect Fibre give the following report: Mary Freeland from Connect Fibre explained that they have been awarded the fibre broadband installation contract through Derbyshire and Staffordshire. This is part of the governments' project gigabit to bring broadband to rural areas. Connect fibre have the contract to build the infrastructure network. The company is used to building around</p>	Clerk

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		village areas and they work with the DCC teams in particular highways. It is a 3 year project starting with Staffordshire then through Derbyshire in stages. The company will be holding a meeting to engage with residents. The current Open Reach infrastructure will be used where possible to build the network quicker. All testing is being done shortly and the broadband will be for supplied addresses from the Government. The company is doing testing so there will be people around the area seeing what is needed in the area and the properties. It depends on what is needed as to what infrastructure is going in. Cllr Whittaker asked whether the plans will be published. It was noted that the plans contain addresses so they won't be published but they will publish road closures and telegraph pole installations. The company works with the planning authority and Historic England so are sensitive to historic buildings and structures. The cabinets going in are usually placed near other cabinets to ensure a power source. It will be a few months before a public event is required or any work starting. Mary will do a newsletter piece.	
5/2024-25	Reports from Outside Bodies	None.	
6/2024-25	Minutes of the meeting 7 th March 2024	RESOLVED: To accept the minutes of the meeting held on 7 th March 2024, as a true and accurate representation of the meeting. The minutes were duly signed by the Chair, and they will be placed on the website	Approved Clerk
7/2024-25	Matters Arising	154/2023-24 – Speed Monitoring by the Police – the Clerk reported that there is a new PCSO so she will liaise with them to organize speed monitoring. 155/2023-24 – Moor Lane undergrowth – the area has been reported to DCC but residents are to be encouraged to report and Clerk will raise with the Highways Cabinet member. Cllr Whittaker will liaise with the resident who initially raised the issue. Cllr Leonard will put this on Facebook.	Clerk Clerk, Cllrs Whittaker & Leonard
8/2024-25	Clerk's Report	a) Correspondence from last meeting update - the potholes have been reported. - there has been a request for a dog poo bin at Flagshaw pastures it was agreed to put this in the next newsletter to begin a consultation process in order to establish a site and to try to access a site plan to guide us. b) Website – the Clerk reported that she now had the Cuttlefish contract, and it was agreed to sign the contract. The Clerk will continue with the website updating adding the newsletter, Cllr information and the dog bin in news.	Clerk Clerk

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		<p>c) Resignation of Cllr Brown – it was agreed to send thank you flowers and a card.</p> <p>d) Parish Meeting Arrangements – the Clerk reported that all invites had been sent out. Refreshments will be provided by Cllr Whittaker.</p> <p>e) Defibrillator at Impala Stone – this has been moved and will get a refresh and going back on the new wall when it is built. The Clerk will chase up case quotes for the defib in the pavilion. The Clerk will ask the organisers of the defibs if any are out of action with the battery supply problems and report back.</p>	<p>Cllr Lymer Cllr Whittaker</p> <p>Clerk</p>																												
9/2024-25	Chair's Report	None																													
10/2024-25	<p>Finance Matters</p> <p>a) Invoices due for payment and income received</p>	<p>It was RESOLVED to pay the following payments:</p> <table border="1" style="margin-left: 20px;"> <thead> <tr> <th colspan="2">Invoices for payment in March & April 2024</th> </tr> </thead> <tbody> <tr> <td>Clerk - Wages - March</td> <td style="text-align: right;">357.64</td> </tr> <tr> <td>Clerk - Office payment - March</td> <td style="text-align: right;">47.00</td> </tr> <tr> <td>HMRC PAYE - Jan to March</td> <td style="text-align: right;">359.10</td> </tr> <tr> <td>DALC - Finance Training HL & BW</td> <td style="text-align: right;">60.00</td> </tr> <tr> <td>KL Village Hall - Hall Hire March 24</td> <td style="text-align: right;">22.00</td> </tr> <tr> <td>Clerk Drop Box - March</td> <td style="text-align: right;">18.00</td> </tr> <tr> <td>Clerk's Wages - April</td> <td style="text-align: right;">483.40</td> </tr> <tr> <td>Clerk - Office payment - April</td> <td style="text-align: right;">47.00</td> </tr> <tr> <td>Clerk - Dropbox - April</td> <td style="text-align: right;">18.00</td> </tr> <tr> <td>H Leonard - Newsletter</td> <td style="text-align: right;">246.00</td> </tr> <tr> <td>DALC - subscription 2024/25</td> <td style="text-align: right;">556.75</td> </tr> <tr> <td>KL Village Hall - Hall Hire April 24</td> <td style="text-align: right;">22.00</td> </tr> <tr> <td>Total Payments</td> <td style="text-align: right;">£2,236.89</td> </tr> </tbody> </table>	Invoices for payment in March & April 2024		Clerk - Wages - March	357.64	Clerk - Office payment - March	47.00	HMRC PAYE - Jan to March	359.10	DALC - Finance Training HL & BW	60.00	KL Village Hall - Hall Hire March 24	22.00	Clerk Drop Box - March	18.00	Clerk's Wages - April	483.40	Clerk - Office payment - April	47.00	Clerk - Dropbox - April	18.00	H Leonard - Newsletter	246.00	DALC - subscription 2024/25	556.75	KL Village Hall - Hall Hire April 24	22.00	Total Payments	£2,236.89	<p>Clerk & Cllr Leonard</p>
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	b) Any other finance Matters	<p>On the old HSBC accounts the Council need to move the ICO DD and then transfer the remaining £399.34 and close the accounts. The GBB Field has paid the final £580 cashback.</p>	<p>Cllr Leonard</p>																												

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	c) Audit Arrangements	The Clerk will begin the audit after the Annual Parish Meeting and be prepared for the Annual Parish Council Meeting on the 2 nd May.	Clerk
11/2024-25	Village Hall update	No update	
12/2024-25	Moor Lane Bank Plans	<p>Cllrs Leonard and Lymer produced the below plan. Cllr Leonard and Lymer will speak to Meynell Langley. Clerk investigating cut and collect costs and report back.</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p style="text-align: center;">The Bank on Moor Lane - Proposed management specification and general principles to improve wildflower diversity on grassland roadside verges- April 2024.</p> <p style="text-align: center;">2024 - 1st & Initial Cut</p> <p>April Arrange for bank to be mown late in the month 'cut & collect' and working around daffodils/primroses etc. as much as possible.</p> <p style="padding-left: 40px;"><i>Creating small areas of bare ground benefits invertebrates such as bees and other</i></p> <p>May } <i>pollinators and provides sunny open areas</i></p> <p style="padding-left: 40px;">} <i>for basking. Initially perhaps we create a few small areas, sow with wildflower seeds leaving a margin of bare earth around the</i></p> <p>June } <i>edge to provide a basking area. This can be achieved by raking or localised scarification or ask when mown to 'scalp' mechanically.</i></p> <p style="padding-left: 40px;">} <i>May/June are the best months for sowing of wildflowers.</i></p> <p>July } <i>Take advice from Meynell Langley/Plantlife on suggested species for 'plugs' and order for September/October delivery.</i></p> </div>	Cllr Leonard & Cllr Lymer

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		<p style="text-align: center;">} <i>Currently the bank is host to competitive/problem species (nettles, cow parsley, hogweed, hemlock etc.) which is indicative of high</i></p> <p>August } <i>soil fertility. These species do have wildlife benefits as a food source, habitat or cover, over time our management should reduce</i></p> <p style="text-align: center;">} <i>soil fertility encouraging wild flowers but a balance not total eradication is considered to be important.</i></p> <p>September } 2024 - 2nd & Final Cut</p> <p style="text-align: center;">} Arrange for bank to be mown (Cut & Collect) during September/October.</p> <p>October } Plant out wildflower 'Plug Plants' post final mow.</p> <p style="text-align: center;">} <i>Plug plants are used to introduce greater diversity helping to kick-start colonisation and spread, should be planted out at a rate of</i></p> <p>November } <i>6 - 10 plugs/m2. Planting late Autumn is much more successful as it avoids Spring/Summer droughts, only management should be a 'care watch' whilst the plug roots establish and perhaps water if considered necessary.</i></p>	
13/2024-25	Playground Inspection Action List	The Clerk reported that the swings were purchased from AE Evans. She will contact the supplier for new bushes. The fence risk query is ongoing. The Clerk will see if a sign is acceptable.	Clerk Clerk
14/2024-25	Bench Removal	Cllr Leonard has spoken to a contractor, and they have suggested concrete pads. It was approved up to £300 for bench removal, concrete pads for bench installation and the bin hard standing delegated to Cllr Leonard. Cllr Lymer will measure the benches to ensure like for like.	Cllrs Leonard & Lymer
15/2024-25	Parish Council Noticeboard on Flagshaw Pastures	Cllr Whittaker reported that the noticeboard is leaking, the key has broken, and it won't open. Condensation is a problem. Cllr Leonard and the Clerk will raise issue with developers who donated the board.	Clerk & Cllr Leonard

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16/2024-25	Church Lane Well Condition and Required Repairs	Cllr Whittaker reported that the area needs clearing but the area is very wet, and the hedge needs to clear of birds before it can be cut. Cllr Lymer has found a supplier of the gate and will get a quote. The plaque will go back on the new gate.	Cllrs Lymer & Whittaker
17/2024-25	Clerk's Appraisal	Cllr Whittaker will finish the Clerk's probationary period review on the 17 th of April.	Cllr Whittaker
18/2024-25	Policy Approvals	<ul style="list-style-type: none"> a) Financial Regulations – Approved with some amendments. b) Code of Conduct - Approved c) Scheme of Delegation - Approved d) Staffing Committee TOR – Approved <p>All policies will be placed on the website</p>	Approved Approved Approved Approved Clerk
19/2024-25	Planning applications and decisions	<ul style="list-style-type: none"> a. AVA/2024/0160 - Orchard Cottage Ashbourne Road Kirk Langley Ashbourne Derbyshire DE6 4NJ -Change of use of dwelling to office/welfare facility for agricultural veterinary practice – No objection b. Local Plan Consultations – Cllr Whittaker has produced a first draft, and it will go out for Councillors to read and comment with some additions from Cllr Leonard. c. Planning Meeting Attendance for AVA/2023/0006 – Erection of 53 dwellings together with access, drainage and green infrastructure at land south of Ashbourne Road, Kirk Langley – This application has gone to committee and is expected at a AVBC meeting. 	Clerk All Cllr Whittaker
20/2024-25	Correspondence	<ul style="list-style-type: none"> • DCC - FREE Online Safety Talk at County Hall, Matlock on 29th April 2024 • DCC - Parish & Town Council Liaison Forum 16 April 2024 	Noted Noted
21/2024-25	Items for next agenda	No safety equipment around pond of Fielden Close. Send to Clerk.	All
22/2024-25	Date and time of next meeting	The next full meeting will be held on Thursday 2 nd May 2024 following the Annual Parish Council Meeting starting at 6.30pm in St Michael's Church.	

The Chairman thanked everyone for attending and the meeting closed at 21.05pm

Signed _____ Chairman/Vice Chairman

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Appendix A

Objections relating to a planning application for Land at Moor Lane, Kirk Langley - AVA/2024/0123

The application proposes a development of five dwellings in an open countryside location within the settlement of Langley Common, an area without services and facilities other than the adjacent public house and which is separate from the settlement of Kirk Langley Village itself. The proposed site is considered unsuitable due to the high dependence on private vehicles for daily activities which would result from the development. Langley Common has been previously identified by AVBC as performing very poorly in terms of provision of local amenities. Any future residents would rely very heavily on their own transport to access essential services outside of the local area. Whilst a limited bus service is available at Kirk Langley Village this is a walking distance of one kilometre. This is considered unsuitable even for the most basic of purchases due to the topography, the return journey would involve walking up a long steep hill from the A52 to Langley Common. In this respect the application creates a reliance on private transport and/or multiple supermarket deliveries for food shopping alone making this an unsustainable location contrary to the NPPF, the Kirk Langley Neighbourhood Development Plan (KLNDP) and the AVBC emerging Local Plan. This development is considered contrary to Policy HOUS2 b. of the KLNDP which states – Langley Common – new housing will be permitted provided the development is in the form of infilling of small gaps within existing groups of houses. The proposed site does not constitute ‘infilling of small gaps within existing groups of houses’ and has been assessed previously as being in ‘an open countryside location’ by AVBC in their reason for refusal of a previous application (AVA/2018/0648) which was then upheld at Appeal by The Planning Inspectorate (APP/M1005/W/19/3243348). The proposed development is for five dwellings of three, four or five bedrooms, it is not unreasonable to assume that once occupied these dwellings will generate as a minimum three or four motor vehicles per dwelling, now or in the future, given the requirement for private transport to access day to day services and facilities. The site layout plan provides parking for eight vehicles excluding garages which may or may not be used for vehicle parking. The five dwellings will also receive visitors who are very likely to travel by car due to the location, where are the overspill vehicles to park without compromising road safety? Parking on the road frontage will negate the visibility splays and adversely impact on road safety and visibility for existing road access from The Lawns, Bluebell Inn and Adams Lane and for any pedestrians crossing the road to and from the popular public house. The very close proximity of the development to the Roman Road (Scheduled Monument MDR23145) will result in significant detrimental impact and harm to the setting of this very rare and important heritage asset through the loss of its rural setting. The provision of a public footpath and information board will not enhance the setting of the monument sufficiently to outweigh the harm caused. Scheduled Monument MDR23145 – Section of Roman Road, East Long Land, Kirk Langley National Heritage England state that: whilst the route of the Roman Road from Chesterton, Stoke on Trent to Little Chester, Derby has been documented, only a very small proportion is known to survive physically. The section of road at Kirk Langley is the only section to have been identified between Rocester and Derby, and thus constitutes a very rare survival. The scheduled monument is buried below ground with no remains visible above ground; however, the open and undisturbed nature of the site and immediate surroundings contributes to the significance of the setting. The proposed development would have a detrimental impact on the openness and undeveloped quality of the area immediately surrounding the asset. The National Planning Policy Framework (NPPF) guidance is clear that great weight should be given to conservation

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of the heritage asset when considering the impact of any proposal, the more important the asset the greater the weight should be. Scheduled Monuments are assets of the highest significance. The NPPF requires that the significance of heritage assets is conserved in a manner appropriate to their significance. This proposal would detrimentally affect the setting of the scheduled monument contrary to the obligations imposed by the NPPF. The proposed development is also considered contrary to Policy HER 2 sections a) and b) of the KLNDP – Protecting the Conservation area, listed buildings and heritage assets. This states that: a) All designated historical assets in the Parish and their settings, both above and below ground, and any that may be designated in the future, must be conserved and enhanced for their historical significance and their importance to local distinctiveness, character and sense of place. b) All development proposals will take into account the character, context and setting of the local identified historical assets including important views towards and from those assets... The Ecological Impact Assessment produced by Ramm Sanderson to accompany the current application identifies the line of mature lime trees, 59m in length, along the southern boundary of the site. These trees have been assessed as being of ecological value as both linear features and for foraging bats. Despite this, the removal of these trees is required to facilitate the development, these trees provide a dark commuting corridor for bats which supports their flight pattern and ability to forage within the local area. All UK bat species are protected by legislation which affords complete protection to all bats and their roosts. The Wildlife & Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017 confirm this. This proposal is contrary to the Ecological Impact Assessment provided in support of a previous application on the same site (AVA/2018/0648). This EIA stated that ‘... provided the boundaries of the site can be retained as dark corridors maintaining the sites connectivity to the surrounding landscape it is not anticipated that the proposed development will result in a negative impact on the bats ability to forage and disperse within the local landscape.’ In other words, the applicants own expert had previously concluded that removal of the lime trees would have a negative impact on the bat’s habitat. The dwellings themselves will also have the potential to cause an undesirable impact to the bats because of domestic light and noise pollution in a previously undeveloped landscape. The areas of hedgerow and overgrown scrub identified for removal have an inherent ecological value for the local wildlife and cannot be replaced. Policy ENV3 of the Kirk Langley Neighbourhood Development Plan seeks to protect and enhance biodiversity and conserving agricultural land. This development cannot be said to ‘conserve and enhance’. Considering the impetus to provide housing for the public benefit, the benefits of this proposal in terms of housing supply are insufficient to offset the harm caused to the setting of the scheduled monument, the destruction of habitat important to the resident wildlife, including a protected species, and are satisfied by the recently approved housing schemes under construction elsewhere in the Parish.