

**KIRK LANGLEY ANNUAL PARISH COUNCIL MEETING
MINUTES OF THE MEETING IN KIRK LANGLEY VILLAGE HALL, KIRK LANGLEY
THURSDAY 2nd MAY 2024**

PRESENT: Cllr B Whittaker, Cllr K Lymer, Cllr H Leonard, Cllr P Ryan, Mr C Carter, Representative from Chevin homes and 15 Parishioners

Reference	Agenda Item		Action
23/2024-25	Apologies for Absence	Cllr P Wallis.	
24/2024-25	Declaration of Members Interests	None	
25/2024-25	Variation of Order of Business	No variations	
26/2024-25	Public Participation	<p>Chevin Homes Representative and Mr. Carter – Moor Lane Development</p> <p>Mr Carter thanked the council for the opportunity to address the council meeting. Mr Carter is now engaging with the community regarding the planning application on behalf of his family who have owned the land at Moor Lane behind the Bluebell since the late 70's. He reported that his family must dispose of the land and are looking into options and the best ways to do this. It was noted that Kirk Langley has been subject to a considerable amount of development and are feeling abused by the amounts of planning applications permitted over the past few years. Mr Carter stated that he would like to work with them and through listening to parishioners he wants to work to obtain a result all parties could get behind. The last planning application started 9 years ago and Mr Carter gave his apologies that there has been no consultation sooner. He is working with Chevin Homes on producing a revised proposal. Clayton Penny at Chevin Homes has been engaged by the family.</p> <p>Mr Penny reported that he had been at Chevin Homes for 2 years and had not been involved in the last application. Chevin Homes has been a local house builder since 2002 with developments across the East Midlands. Chevin is working with the AVBC case officer to revise the plans to smaller homes that are more open and less dense but still number five. They will also maintain trees and wildlife and preserve the Roman road. The plans have not been formally resubmitted and are currently a work in progress as Chevin wants the parishes' questions first.</p> <p>A Parishioner queried what is different with the plans and Mr Penny reported that 5 trees will be kept with this plan but there will be 4 removed to create access. There is an increased buffer to the Roman road and the homes are at a different orientation and moved further back from the road. The development is a smaller footprint.</p> <p>It was noted that there is a temporary TPO on 9 trees on the site and it was reported that the developers will apply to remove four trees and they will liaise with AVBC over any removal.</p> <p>A resident noted that the visuals plan is not enough and Mr Penny reported that Highways will be consulted and will take into account speed visibility and existing users. A speed survey has been done before and there was no</p>	

**KIRK LANGLEY ANNUAL PARISH COUNCIL MEETING
MINUTES OF THE MEETING IN KIRK LANGLEY VILLAGE HALL, KIRK LANGLEY
THURSDAY 2nd MAY 2024**

PRESENT: Cllr B Whittaker, Cllr K Lymer, Cllr H Leonard, Cllr P Ryan, Mr C Carter, Representative from Chevin homes and 15 Parishioners

		<p>highways objection four years ago. Chevin has not been asked again for another survey. The traffic movements off of the site will be low but if they are asked Chevin will do another survey. It was noted that the speed limit is 40 at present and neighbours to the proposed development reported that speeds are an issue on the road with it being used as a racetrack for some people. Highways will also look at amenities such as bin lorry access they have done vehicle tracking for refuse lorries as requested,</p> <p>Residents expressed concern that surrounding fields may be developed. Mr Penny reported that the Roman road is a buffer so they won't expand. The other side would have no access so Chevin Homes would not do that and they have no interest in the other land. Mr Carter confirmed Chevin has not been instructed to look at the rest of the land. He reported that it is beyond the family to maintain or manage the land and the family will be looking into options going forward. The development adds value to this land but the family is aware of the historical and local significance of the rest of the land and believes it should be for the village to enjoy.</p> <p>It was queried who will maintain land on the Roman road and it was reported that it would be up to the management company and residents will pay £100 management fee per year which will then manage the area including the footpath.</p> <p>It was noted that for residents one house is preferred. Mr Carter stated that they feel that 5 is the right number and size to make the building a viable scheme. They are still in discussions with AVBC. Cllr Whittaker noted that services in Kirk Langley are not up to standard for any further development and the Parish Council do not consider the development qualifies as infill. All planning comments from the Parish Council are based on the Neighbourhood Plan. There are concerns that Langley Common should be left untouched as Kirk Langley has become overdeveloped for housing allocation. The Parish Council has made strong representations about developments.</p> <p>It was noted that the Carter family will still have the rest of the land so this development doesn't solve the problem with the family needing to dispose of all of the land.</p> <p>The Roman road was raised and Mr Penny reported that the feedback from Historic England that a sufficient buffer of 150 to 200 m is required between the development and the road and they haven't objected in principle. A resident raised the concern that the Roman road was only found after digging so there may be more things under the site. It was reported that an archaeological survey is to be part of the planning process. If a significant find is made, then the building would have to be stopped. It was noted that the road was in pristine condition when it was</p>	
--	--	--	--

**KIRK LANGLEY ANNUAL PARISH COUNCIL MEETING
MINUTES OF THE MEETING IN KIRK LANGLEY VILLAGE HALL, KIRK LANGLEY
THURSDAY 2nd MAY 2024**

PRESENT: Cllr B Whittaker, Cllr K Lymer, Cllr H Leonard, Cllr P Ryan, Mr C Carter, Representative from Chevin homes and 15 Parishioners

		<p>exposed. It is scheduled so the road is definitely there and lots of surveys will be done. The Parish Council will look out for differences in the new application and respond according to the Neighbourhood Plan and part of the neighbourhood plan is historical monuments.</p> <p>A resident queried how far down the planned footpath goes and it was reported that the new path will have access to Roman Road and board as part of the development.</p> <p>It was noted that the other site on the A52 south side is not Chevin Homes and Cllr Whittaker is booked into the next planning meeting at AVBC to put the Parish Council's objections across.</p> <p>The footpath on Adams Road has a problem with people trespassing and it was noted that the new footpath would have no direct access from the pub and it is not thought that footfall would be significant.</p> <p>The hedge on Adam's Road was raised and it was noted that the hedge doesn't belong to the development, but they will try to find out who is responsible for managing it.</p> <p>The original plan when the trees were removed had a visibility splay that went over the driveway of the neighbours. It was reported that Highways will look at this as part of their comments. The neighbours access rights to the septic tank remain in their title deeds. This will be discussed with the neighbours by Chevin Homes.</p> <p>The Peveril development was raised, and it was noted that the developers had paid for a crossing and school money had also been paid but nothing has been done. It was reported that DCC spent the money elsewhere and claimed the crossing would cause more harm than good. The Parish Council have been campaigning ever since and has asked the DCC representatives to pick it up. Cllr Whittaker asked residents to please report every incident as they need evidence and there have been three accidents in the last month but not all were reported to police. The Parish Council needs evidence and information to get anything done.</p>	
27/2024-25	Reports from Outside Bodies	None.	

**KIRK LANGLEY ANNUAL PARISH COUNCIL MEETING
MINUTES OF THE MEETING IN KIRK LANGLEY VILLAGE HALL, KIRK LANGLEY
THURSDAY 2nd MAY 2024**

PRESENT: Cllr B Whittaker, Cllr K Lymer, Cllr H Leonard, Cllr P Ryan, Mr C Carter, Representative from Chevin homes and 15 Parishioners

28/2024-25	Minutes of the meeting 4th April 2024	RESOLVED: To accept the minutes of the meeting held on 4 th April 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														
29/2024-25	Matters Arising	<p>Pond safety at Cameron Homes – The clerk will contact them about this.</p> <p>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.</p> <p>155/2023-24 – Moor Lane undergrowth – The clerk has received information that the problem is unactionable. She will raise this with Cllr Taylor (DCC)</p> <p>08/2024-25 – Vacancy – There are no applicants at this time. The Council can co-opt now as the vacancy period has ended.</p> <p>08/2024-25 – Defib update – Clerk emailed today and awaiting a response. The clerk will query cases.</p> <p>15/2024-25 – Flagshaw Pastures Noticeboard – left message for developer and waiting for a response. The clerk will query if a new hardwood can be installed.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>														
30/2024-25	Clerk’s Report	<p>a) Correspondence from last meeting update – Slides for the Parish forum sent round.</p> <p>b) Dog Poo at Flagshaw Pastures – this will be placed in the newsletter and on the website to ask for suggestions.</p>	<p>Clerk</p> <p>Clerk</p>														
31/2024-25	Chair’s Report	<p>Update on Parish Meeting – it was well attended.</p> <p>It was agreed to set up a Parish Council Facebook page.</p>	Clerk														
32/2024-25	Finance Matters a) Invoices due for payment and income received	<p>It was RESOLVED to pay the following payments:</p> <table border="1" data-bbox="618 1082 1402 1369"> <thead> <tr> <th colspan="2">Payments to be made May 2024</th> </tr> </thead> <tbody> <tr> <td>Clerk Wages</td> <td>357.64</td> </tr> <tr> <td>Clerk Office Hire</td> <td>47.00</td> </tr> <tr> <td>Clerk - Drop box</td> <td>18.00</td> </tr> <tr> <td>St Michael's Church Hire</td> <td>50.00</td> </tr> <tr> <td>K Lymer - Flowers</td> <td>17.15</td> </tr> <tr> <td>DM Payroll Services</td> <td>120.00</td> </tr> </tbody> </table>	Payments to be made May 2024		Clerk Wages	357.64	Clerk Office Hire	47.00	Clerk - Drop box	18.00	St Michael's Church Hire	50.00	K Lymer - Flowers	17.15	DM Payroll Services	120.00	Clerk & Cllr Leonard
Payments to be made May 2024																	
Clerk Wages	357.64																
Clerk Office Hire	47.00																
Clerk - Drop box	18.00																
St Michael's Church Hire	50.00																
K Lymer - Flowers	17.15																
DM Payroll Services	120.00																

**KIRK LANGLEY ANNUAL PARISH COUNCIL MEETING
MINUTES OF THE MEETING IN KIRK LANGLEY VILLAGE HALL, KIRK LANGLEY
THURSDAY 2nd MAY 2024**

PRESENT: Cllr B Whittaker, Cllr K Lymer, Cllr H Leonard, Cllr P Ryan, Mr C Carter, Representative from Chevin homes and 15 Parishioners

		Total	252.15	
	b) insurance 2024/25	It was RESOLVED to accept the quote from Clear Councils for £1178.86. The Clerk will notify Clear Councils.		Clerk
	c) Any other finance Matters	Cllr Leonard has had problems closing the HSBC account. Access to the accounts is in progress.		Cllr Leonard
	c) Audit update 2023/24	The Clerk has completed the audit and it will be submitted and placed on the website.		Clerk
33/2024-25	Village Hall update	No update		
34/2024-25	Taskforce update	Cllr Whittaker suggested that the task force could clean the benches and the Himalayan balsam needs pulling again in June. It was noted that this is mostly in someone's garden. The task force will knock on the resident's door. A request will be put up on the taskforce.		Cllr Whittaker
35/2024-25	Bin Management	The work for the hardstanding has still to be completed -in the meantime, every other Tuesday, the bin will be moved to the other side of the gate for emptying. It was agreed to leave it unlocked and monitor it. Cllr Whittaker will hold the key.		
36/2024-25	Field Day	Cllr Whittaker attended the meeting on Monday, and everything is good to go. The Council will push out publicity a bit more. The poster will go on the website. The clerk will speak to the insurers and notify them of the event.		Clerk Clerk
37/2024-25	Moor Lane Bank Mowing	It was agreed to just mow the bank and not collect the clippings and then the Council will clear areas where flowers will be planted. The Clerk will contact Foxes.		Clerk
38/2024-25	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. The roundabout has been repaired.		Clerk Clerk
39/2024-25	Bench Removal	Cllr Leonard has spoken to a contractor and the benches will be removed at the end of May.		

**KIRK LANGLEY ANNUAL PARISH COUNCIL MEETING
MINUTES OF THE MEETING IN KIRK LANGLEY VILLAGE HALL, KIRK LANGLEY
THURSDAY 2nd MAY 2024**

PRESENT: Cllr B Whittaker, Cllr K Lymer, Cllr H Leonard, Cllr P Ryan, Mr C Carter, Representative from Chevin homes and 15 Parishioners

40/2024-25	Church Lane Well Condition and Required Repairs	Cllr Whittaker reported that the area has been cleared but the hedge can't be cut due to nesting. Cllr Lymer will chase up the metal gate design and quote.	Cllrs Lymer & Whittaker
41/2024-25	Policy Approvals	The Complaints policy will come back to the next meeting and the Reserve to come back in July.	Cllrs Whittaker, Leonard and the Clerk
42/2024-25	Summer Newsletter	The following will go in the newsletter: Parish Council Facebook Page Dog poo bin and sign locations Newsletter feedback Councillor Vacancy Field Day update Parish Meeting Defibrillator update Roman Road feature The Clerk will ask for contributions.	Clerk
43/2024-25	Planning applications and decisions	Local Plan response is now submitted	
44/2024-25	Correspondence	None	Noted
45/2024-25	Items for next agenda	Moor Lane noticeboard. Send to Clerk.	All
46/2024-25	Date and time of next meeting	The next full meeting will be held on Thursday 6 th June 2024 starting at 7pm in Kirk Langley Village Hall.	

The Chairman thanked everyone for attending and the meeting closed at 8.38pm

Signed _____ Chairman/Vice Chairman