

**MINUTES OF STANLEY AND STANLEY COMMON PARISH COUNCIL**  
**MEETING HELD ON 19 JUNE 2018 AT THE VILLAGE HALL, STANLEY**

**PRESENT:** Councillors: K Chambers (Chair), V Harvey, J Smith, Parish Clerk, 7 members of the public

**18/100 Public Speaking**

A representative from the preschool gave an update on the proposal for permanent fence installation and external improvement works relating to minute number 18/106.

A representative of the VHC asked about the bouncy council item noted on the agenda. The VHC confirmed that they inform their hirers that if any items are required outside they need to ask the PC for permission.

Councillors also mentioned that the dog club had been seen using the recreation ground without permission. The Clerk to write to the VHC regarding use of the recreation ground for hirers using the VH.

**18/101 Apologies**

Councillors M Cheetham MBE, B Lowe, J Mazilius, Councillor C Hart (DCC), Councillor A Summerfield (EBC), Councillor A Stevenson (EBC)

**18/102 Declaration of Members Interests**

None

**18/103 Approval of Minutes**

It was resolved that the minutes of the Parish Council meeting held on 15.5.18 should be approved and were signed by the Chairman. All Councillors voted in favour.

**18/104 Exempt Items**

None

**18/105 Chairmans Announcements**

Councillor Chambers confirmed that Councillor Cheetham is involved with the Beating of the Retreat tonight and therefore unable to attend.

**18/106 Proposal for permanent fence installation and external improvement works from Preschool**

Proposal received from Pre School.

Our aim is to ensure that the Village Hall and surrounding land is developed in such a way that it benefits both the preschool, the surrounding community and any users of the Village Hall; to support the Hall in expanding the facilities it has to offer and being a valuable asset to the local community. As such we propose the following works to the area:

1. To provide Pre School children with a safe outdoor learning environment by erecting a permanent play area fence with crash gate.
2. To extend the outdoor space to the front of the park benches and continue the fencing in a straight line along the building to the join back up with the current fencing at the 90° turn opposite the main entrance
3. To install a new path from the yellow posts at the edge of the car park, to run along the outside edge of the proposed new fencing, terminating at the gate entrance to the park at the far end of the field
4. To level all of the ground that would be inside the new fencing and form the new path to ensure that it is safe and accessible for the community with any level of mobility issues
5. To install a new foul drain (location shown on appendix 1 and link it into existing appropriate drainage channels as has been deemed possible by three independent building contractors during the development of this proposal
6. To erect an extension on the current building between the current wall and park fencing to provide storage for the preschool and parish council.

The six proposals listed above represent our desired end product but would need to be completed in phases to ensure minimal disruption to users of the Village Hall and surrounding community and to allow for application of funding grants and planning permission for the extension. To align with the planned Village Hall works to make the building multipurpose and accessible to multiple groups at once, we would like to put toilets into space within the hall that could be accessible from the main hall and allow the main door to the hall to be locked off during preschool operating hours. This would enable other users of the hall to have free access to the rest of the building but prevent them from gaining entry to the area where the children are; enabling the preschool to meet its safeguarding and OFSTED requirements. This would require new foul drains to be installed and joined to existing drains, as shown appendix 1.

To maximise the possible enclosed outdoor space for preschool and to provide a pleasant outdoor area for any other events occurring in the hall, such as children's parties etc., we request that we can erect a permanent fence as detailed above and shown in appendix 1. This will extend the space slightly, creating a better sized play area outside. The fence would match in with one of the two types of permanent fencing currently in place and be powder coated to significantly reduce any maintenance requirements. To ensure that the community still maintains full and appropriate access to the public park, we would like to install a path to run along the outside edge of the new fencing from the yellow metal posts next to the car park and current ramp access to the building to the far gate on the play park, with a ramp for easy access at the car park end. The entire area (with the exception of a small grassy area to remain as a play area as indicated in appendix 1) between the field side of the new path and the Village Hall walls would be covered with pavement grade tarmac to make it more visually appealing, less maintenance and level out the variety of differing levels the area currently has; thus improving all weather access.

The grassy area between the end of the current Village Hall wall and fenced park area represents unutilised space with very uneven ground that is not very safe for most things it could be used for. We believe that as a minimum this ground could be levelled to make it safe for use. Ideally, we would like to install a concrete pad (to meet building regulations with necessary foundation for a brick built extension) and erect an extension with two double doors, one into the Hall and the other externally accessible. This would provide much needed additional storage space for the preschool. and various other groups storage space without encroaching on the Village Hall. It could also provide storage space to the Parish Council for things such as the goal posts etc if this was felt to be useful and necessary.

Given, the issues detailed in the background information, the permanent fencing issue is the most pressing for us. However, it would be most efficient and cost effective to do a number of the items together. Thus we propose that phase one would be installing the new drain for the toilets, levelling the ground for the new outdoor space, creating the new path and installing the new permanent fencing.

Phase two would be levelling the ground for the proposed extension and installing the concrete pad, foundations etc. Though if permission was granted we would propose to attempt to run phase one and two concurrently to maximise efficiency of the project and ensure all ground works were completed at the same time (dependent on obtaining planning permission and enough funding to enable the two phases to run together).

Phase three would be the erection of the extension to provide storage facilities and would occur as soon as planning requirements were met and funding had been secured. The preschool committee propose to do all the administrative work for the project including obtaining the grants and project managing the works, ensuring that the Parish Council receive regular project updates as the work progresses

Having the approval for a permanent secure fence will provide and establish the conditions for a rich play, space and flexibility for all children attending preschool. It will improve the safety not only for children but also for the staff, free up staff time to set up other activities instead of getting the fences in and out every day decreasing the risk of injuries. The other works will further enhance this and ensure access to the park for the rest of the community remains of the highest quality. The Hall's facilities will be enhance and more attractive to potential users. It will also facilitate the preschool being able to open on a Wednesday and Thursday afternoon which it currently cannot due to other groups using the hall facility. The fence and renovated paved area would also be more aesthetically pleasing for people who live in the local area than temporary fencing as the proposed fencing will match that already used by the adjacent village play area. The new path will provide access to the far park gate to which there is currently only grassy access not a solid path.

We are requesting that the Parish Council consider this proposal and **grant us permission in principle for the items detailed above**. If the council do not feel able to grant approval for all 6 proposals listed above, we request that permission for the drainage for the new toilets and permission for a permanent fence to join to the current park fence and the existing black permanent fencing in a dog leg to enable us to provide some safe and secure outdoor space is granted as standalone items.

If the Parish Council grant us permission in principle we would like to propose the following actions as next steps to lead us full permission being granted for the works at the earliest opportunity:

- A detailed architectural drawing is commissioned
- Quotes from building contractors are reviewed based on the architectural drawings
- Funding sources are identified and grants applied for
- The project has a standing item on the Parish Council agenda to provide an update of progress, even if brief, to ensure discussions can occur as rapidly as due process will allow and decisions subsequently reached with minimal unnecessary delay

Once the three items above have been completed satisfactorily we suggest that

- A standalone bank account is set up with a signatory from both parties to hold all of the monies for the project
- A memorandum of understanding is put in place between both parties through an independent solicitor to ensure that both parties are clear on what has been agreed and what the satisfactory end point is
- The Preschool has a named contact from the Parish Council to liaise with during the works as necessary
- The project has a standing item on the Parish Council agenda to provide an update of progress, even if brief, to ensure discussions can occur as rapidly as due process will allow and decisions subsequently reached with minimal unnecessary delay

The Preschool will provide full details of any contractors working on the project and facilitate any necessary site inspections, e.g. health and safety

All Councillors agreed to the proposal in principle and asked that all external communication to be copied to the Clerk relative to the project.

#### **18/107 Village Hall drainage**

Councillor Lowe had placed the item on agenda regarding the drainage works that the village hall had undertaken when installing the container and laying foundations for the extension. The village hall had raised this matter stating that it was the Parish Councils responsibility. Councillors felt this was inappropriate as the drainage works were required as part of the village hall extension and should have been on the container grant application if they were required for the container. Councillors reported that they had not seen any flooding in this area at all and that the ditch was in the ownership of the farmer. The Chairman confirmed that if the village hall require a donation towards these works then they will need to complete a grant aid application form. Clerk to send.

#### **18/108 Play equipment update**

It was resolved by all Councillors to prioritise essential repair work and potential health and safety issues arising within the play area and extend the life of the play equipment as follows:-

##### Both Sites

Necessary work to wet pour surfacing, numerous areas

Wood preservative treatment to trim trails

Replacement of roundabouts. Seek quotes for installation of disabled access roundabout and surfacing and research grant funding

Seek quotes for tree canopy lifting at both recreation grounds

Proposal to acquire quotes for works regarding maintenance of wet pour

##### Stanley

Yellow retainer barrier (Tidy slabs/metal fencing as some movement)

Top playground gate stopper

Seek quotes for hedge work

#### **18/109 Stanley Common changing rooms/WHFC**

A meeting is still trying to be organised.

#### **18/110 SVH Container Agreement update**

The agreement was discussed and updated during the meeting and is to be sent to the VHC to approve.

#### **18/111 Lamp post Poppies**

Deferred until the next meeting.

#### **18/112 Christmas light switch on/Proposal to upgrade to retro fit LEDs to all existing UFO's = +£980 + VAT**

It was resolved to accept the quote from Leisure Lights for the upgrade of the Christmas lights and installation for 2018.

#### **18/113 Painting of Bench on Belper Road**

It was resolved to accept the quote from S Waterall for £108.

#### **18/114 Litter pick up date**

The previously proposed litter pick had to be postponed due to holidays and it is planned to re-arrange later in the year.

**18/115 Use of recreation ground by other organisations**

See item under public speaking.

**18/116 Stanley Common war memorial update**

It was reported that the SCWMG, that had originally proposed a war memorial for Stanley Common who were going to raise funds in order for this to happen, were no longer in existence. Tony Quinn had confirmed that the the proposal was no longer being pursued and was therefore confirmed as closed by Councillors.

**18/117 Retention & Privacy policy to be adopted**

It was resolved to accept the policies which had been circulated.

**18/118 HGV's/Speeding through Stanley Village**

Councillor George did not attend the meeting to raise any proposals.

**18/119 Accounts**

**RESOLVED:** That the Accounts listed below be accepted for payment. All Councillors voted in favour.

Type	Payee	Description	£
Bank Payment	L Storey	Salary/Expenses	395.98
Bank Payment	HMRC	PAYE	81.40
Bank Payment	M Cheetham	Chairmans allowance	300.00
Bank Payment	Stanley Common Church	Donation	75.00
Bank Payment	R Arter	Litter picking	80.00
Bank Payment	S Waterall	Ground maintenance	1096.85
DD	N Power	Electricity	74.71
DD	ICO	Subscriptions	35.00
Bank Payment	J Mazilius	Litter picking	163.50
Bank Payment	Came & Co	Insurance	1278.14
Bank Payment	V Harvey	Telephone calls	9.96
Bank Payment	V Harvey	VH refreshments	40.00
<b>TOTAL</b>			<b>3630.54</b>

31.5.18	
276 50	6478.62
276 00	23894.85
<b>TOTAL AT BANK</b>	<b>30373.47</b>
Payments to June not cleared	2469.72
Balance as per cashbook	<b>27903.75</b>
Less expected spend to 31.3.19	<b>22855.81</b>
Estimated balance at 31.3.19	<b>5047.94</b>

Receipts

HMRC VAT rebate £1468.21

**18/120 Planning**

Applications

There were no objections to the following application:-

- ERE/0618/0009 39 Morley Lane, Stanley Replacement front stone boundary wall and double gates

There were no objections to the following applications:-

- ERE/0518/0060 Land to the rear of 68 & 70, Station Road, Stanley Variation of condition 9 (land stability / coal mining) of the previously approved planning permission ref: ERE/0615/0023
- ERE/0518/0004 38 Glendon Street, Stanley Proposed first floor extension

Objections were made on the following application:-

- ERE/0518/0008 Brookfields Stables 270 meters north of Briggswood Farm, Common Lane, Stanley Common Change of use from agricultural to private equestrian use, relocation of track and erection of two stable blocks.

**18/121 Clerks Report**

- Bouncy castle from private party sited on recreation ground. No permission requested 9.6.18
- White Hart public house concerns raised to Star Pubs
- Reported to DCC Overgrown Hedges:-
  - (i) Junction of Station Roads (West Hallam & Stanley Village) - restricted vision when vehicles turning out of junction from W.Hallam.
  - (ii) Hedgerow opposite Junction (i) - pedestrians from Frys Farm entrance walking towards 'Depot' have difficulty walking on pavement be of spread of hedge.
- School Crossing Patrol Service consultation. Comments sent confirming the PC would be unable to support a service to both schools in the Parish
- Sue Shorthouse resignation. EBC informed and notices to be displayed

**18/122 Correspondence for action**

- 2018 W5795 Annual Wellington Bomber Service Stanley Village 14.7.18. Clerk to email Councillors for a volunteer to lay the wreath.
- West Hallam Well Dressing request to borrow barrier 14.7.18. Approved.
- DCC Community Involvement Scheme. Volunteers required.

**18/123 Correspondence for Information**

- DALC circular 7/2018
- EBC Rural Grant Scheme now open until 8 August 2018
- Agenda for Planning Committee, Wednesday, 6th June, 2018, 5.30 pm
- Mobile Library Focus Group and Library Drop In Sessions
- The DCC (Bridleway from Morley Lane to Stanley Brook (Parish Boundary with Morley) - Parish of Stanley and Stanley Common) Modification Order 2018 Grid Ref: 441202 340664 Our Ref: 61525
- Minutes for Planning Committee, Wednesday, 9th May, 2018, 5.30 pm
- Annual Wellington Bomber Service Stanley Village
- Eventide Hall annual general meeting Thursday 19th July 2018 for the AGM 6.00 PM

**18/124 Date of the next meeting**

- Tuesday 17.7.18 at the Scout Hut, Stanley Common 7.00 pm

**Part 2 – Exempt Item**