

## MINUTES – 5 November 2025

Minutes of Dethick, Lea and Holloway Parish Council Meeting held in the Florence Nightingale Memorial Hall, Yew Tree Hill, Holloway on Wednesday 5 November 2025.

**Councillors:** J Stevenson (Chair)  
A Bradshaw  
S Crossley  
S Farnsworth  
L Thomas  
D Yapp

**Also present:** T Walker (Parish Clerk & RFO)  
3 members of the public, including  
applicant for Parish Councillor vacancy  
Cllr David Taylor (AVBC)  
Cllr Rachael Hatchett (DCC)

**5331. To note apologies for absence – Cllr Dennis**

**5332. To consider motions for variations of business - None**

**5333. Declaration of member's interests at meeting - None**

### 5334. Public Speaking

Cllr Taylor gave an update. There are now 4 options on the table for the Derbyshire Local Government Reorganisation. The proposal has to be submitted by 28 November. The Community Governance Review is ongoing.

Cllr Hatchett gave an update on the Local Government Reorganisation. Details of the new proposal from DCC are embargoed until 6 November. Proposals for roads resurfacing have been put forward (The Hollins and Bracken Lane). The Leashaw cross-section drawing provided by DCC was discussed and the proposed construction method. Vibration concerns had been identified. Land access, including possible purchase will hopefully be sorted by mid-November. As of the end of October they are on track with the timeline. They are hoping to go out to tender in November and award the contract by the end of January. A discussion followed around the lack of updates from DCC and some of the targets were questioned.

A Sledgegate Lane resident spoke in connection with planning application AVA/2025/0743 (Land to the rear of Sledgegate Farmhouse, Holt Lane, Lea). The resident highlighted the need for affordable housing. The parking survey carried out on behalf of the applicant was misleading and the photo used was not the location in question. One of the mitigations to deal with poor access seems to be using driveways, which would not be acceptable. Access and parking are horrendous. There are also drainage issues, especially in winter and poor visibility, but these matters are not being considered. A drainage soffit is also present. A second resident reiterated the drainage issues and a dyke that was filled in around 1981. Ice was also mentioned, which is very dangerous in winter. Again, this is caused by poor drainage.

**5335. To approve and sign the minutes of the meeting held on 1 October 2025**

**RESOLVED:** To approve the minutes as a true record.

**5336. To determine which items, if any of the agenda should be taken with the public excluded – None**

**5337. Consider applications for the Parish Councillor vacancy**

An applicant was present, but decided to withdraw from the meeting. Therefore, the two vacancies remain.

**5338. Chair's Announcements**

- The Remembrance Service is this Sunday. Everyone welcome.
- The Chair thanked S Hannath for arranging the lamp post poppies.
- Thanks were passed on to Cllr Crossley and her partner for arranging for the cemetery gates to be re-painted, including removing, transporting and re-fitting.
- Thanks were also passed on to Cllr Yapp and his team for work undertaken in the Memorial Grounds.
- The local Government Reorganisation Forum is on 8<sup>th</sup> December at 5.30pm if anyone wanted to attend.

**5339. Consider formally thanking and acknowledging volunteers outside the Parish Council for tasks undertaken that benefit of the community – Cllr Stevenson**

**RESOLVED:** For Cllr Thomas to submit an article to the parish magazine thanking volunteers for their help and for Cllr Stevenson to send out cards to individuals (a list will be circulated to Parish Councillors in advance to try and make sure that no one is missed).

**5340. Update on Leashaw landslip and consider any follow up actions**

An update was received from DCC on 28 October and the cross-section drawing a few days after. A discussion took place around progress, timescales and DCC updates and various concerns were raised.

**RESOLVED:** To delegate Cllr Farnsworth to put together a response on behalf of the Parish Council highlighting various concerns.

**5341. To continue with the meeting after 9pm**

**RESOLVED:** To continue until all business is concluded.

**5342. To review cemetery fees and regulations and consider recommendations from the Cemetery Working Group**

The draft fees were discussed and some minor amendments made.

**RESOLVED:** For the clerk to circulate the updated draft fees for consideration at the December PC meeting.

**5343. Update on Request for funding from Cllr Hatchett's Leadership Fund to help fund new safety surfacing at the play area at Lea recreation ground, with any surplus going towards memorial safety inspections at the cemetery**

**RESOLVED:** To accept the offer of £500 offered towards play area surfacing

**5344. Consider quotations for tree inspections reports for Memorial Grounds, Holloway Cemetery and Lea Rec**

**RESOLVED:** To proceed with the quotation from Tom Richards Tree Services.

**5345. Consider purchase of additional play bark and replacement timber edgings or alternative safety surfacing for the play area at Lea Rec. Also, consider rat sighting in the shelter**

**RESOLVED:** For the clerk to obtain a quotation for 62 (approx.) grass mats including delivery and a separate price for optional Techmesh underlay.

**5346. Consider quotations for memorial testing in Holloway Cemetery**

**RESOLVED:** To proceed with the quotation from Douglas Swan.

**5347. To adopt an Employer Discretions Policy for the Local Government Pension Scheme**

**RESOLVED:** To adopt the 'Example Employer' template Employer Discretions Policy provided by DCC for the Local Government Pension Scheme.

**5348. Update on request to DCC to provide a higher kerb to protect the grass on the vulnerable sides of the village green triangle**  
No response yet from DCC

**RESOLVED:** To carry forward this item to December.

**5349. Update on the refurbishment of the cemetery gates – Cllr Crossley**  
Cllr Crossley confirmed that the gates would be ready on Friday 7 November and re-fitted.

**5350. Update on Church Street bus shelter project**  
Installation date not yet confirmed by DCC.

**RESOLVED:** For the Chair to sign the DCC maintenance agreement on behalf of the Parish Council.

**5351. Update – Condition of public toilets on Church Street, Holloway**  
A response has not yet been received from AVBC.

**RESOLVED:** To carry forward this item to December.

**5352. Consider arrangements for Christmas decorations and update on proposed item for Holloway village green**

**RESOLVED:** To proceed with the donated Christmas tree this year, rather than the cone.

### 5353. Planning Matters – Planning applications for consideration

TRE/2025/0778	<p><b>John Smedley Ltd Lea Road Lea Bridge Matlock</b> Crown lift field edges to 3-4m clearance from the ground. In accordance with tree pruning images provided - Removal of dead/dying circa 10nr ash trees along the boundary between the mill pond and highway along with 2r Ash trees on Mill Ln junction. Trees significantly effected by ash dieback and posing high risk to public highway and footpath - Removal to ground level 1nr Alder. Roots from Alder are impacting the drainage outlet from the mill pond. Removal required to carry out works to repair the root damage to the outlet - Crown lift &amp; deadwood all trees around staff car park to 4m clearance Crown lift Beech on car park entrance to 5.5m clearance over highway Remove 1m section of ivy at the base of stems of car park trees</p> <p><b>COMMENT:</b> No objection.</p>
TRE/2025/0779	<p><b>John Smedley Ltd Lea Road Lea Bridge</b> Crown lift field edges to 3-4m clearance from the ground. In accordance with tree pruning images provided - Removal of dead/dying circa 10nr ash trees along the boundary between the mill pond and highway along with 2r Ash trees on Mill Ln junction. Trees significantly effected by ash dieback and posing high risk to public highway and footpath - Removal to ground level 1nr Alder. Roots from Alder are impacting the drainage outlet from the mill pond. Removal required to carry out works to repair the root damage to the outlet - Crown lift &amp; deadwood all trees around staff car park to 4m clearance Crown lift Beech on car park entrance to 5.5m clearance over highway Remove 1m section of ivy at the base of stems of car park trees</p> <p><b>COMMENT:</b> No objection.</p>
AVA/2025/0743	<p><b>Land To Rear Of Sledgegate Farmhouse Holt Lane Lea</b> Outline application for the erection of two dwellings with all matters reserved except access, layout and scale</p> <p><b>COMMENT: Objection</b> - The Parish Council objects to this proposal at this stage of its application because it fails to deal with any matters relating to <b>appearance, materials</b>, or address a <b>method statement</b> which, on such a constrained site off an unmade, unadopted road, raises strong concerns for local residents.</p> <p>At para 3.16 of the Planning Statement, it is declared that: <b><i>"Matters relating to design, appearance and materials are not addressed in this application and would be considered at reserved matters stage."</i></b> The Council's contention is that such an approach to seeking planning approval based only upon the issues of, <i>"access, layout and</i></p>

*scale*", (para 7.34), is quite inappropriate and fails to rise to standards of legitimate planning scrutiny by this Council on behalf of its residents. The application is therefore highly opaque and speculative and we would assert that this is fundamentally undemocratic.

On the issues of access and drainage, the Council received in-person representation from residents at its meeting on Nov 5th 2025. The following concerns were expressed:

- **Access:** The *'Transport Note and Access Appraisal'* was widely criticised by local residents as highly misleading. The proposed Option 2, (which is the only remotely feasible option of the four presented), failed to indicate or evidence the extensive parking that has to be undertaken on the lane when residents are returned from work. Residents reported the degree of co-ordination that has to be undertaken in order for this not to impede bin collections and access by emergency vehicles. The appraisal assumes that cars seeking to pass each other will use their neighbours' driveways. This is unacceptable. The Planning Statement, (page 18) made the following response to residents' concern regarding access: *"Input from a Highways specialist was sought prior to pursuing development of the proposals. This assessment concluded that there was (sic) no major constraints (sic) or concerns from a highway perspective with the development of two dwellings at this location. Further detail of their assessment is included in the appended report. It was relayed to respondents that the Highways Officer for the Council will be required to review this and the proposed access and will raise any concerns as they see fit"*. At the time of the Parish Council meeting, no Highway Evaluation had been registered from DCC and the Council may return to this issue when this is made available via the AVBC website.
- **Drainage:** Residents reported the lack of any treatment of drainage issues relating to the proposal. Holt Lane is an unadopted (and 'unowned') trackway and drainage is very poor. There is run off of material from the track onto Sledgegate Lane in winter and frozen run off also. Residents report that earlier drainage of the field in question was filled in when it was used as horse pasture and that a sough runs through the site which used to drain workings further up the hill. None of these factors are addressed or explored in this application. The four-day consultation period, when drainage issues were raised by residents, evoked the following response as set out in the Planning Statement at page 19: *"On review, it is anticipated that a suitable mitigation strategy can be devised to address existing issues with drainage. Due to the format of this planning application, further detailed enquiry by a specialist will be conducted at reserved matters stage, where a drainage strategy would be produced for approval by the Council prior to the development coming forward."* In the Council's view this is an unacceptable response which re-affirms the impression that all

	<p>potentially difficult or contentious matters are being avoided and concealed from proper public debate, scrutiny and decision.</p> <p>The Council noted that the applicant had gone to some lengths to carry out a local consultation in January 2025, including to this Council, but, as noted above had not only produced very limited responses in relation to Access and Drainage but had also failed to invest in any detailed specification of key design decisions which apply to the appearance and character of the proposed development.</p> <p>The Council noted that the application could be commended for its very detailed approach to tree and ecology surveying, but this did not compensate for the complete absence of detail about the issues of materials, design and appearance which should lie at the heart of the application. Additionally, on such a constrained and inaccessible site, the issue of construction access provision have been completely avoided. The Transport Appraisal photographs 4-7 at para 1.13 illustrate very clearly the very narrow access and the fragile track surface. Heavy plant machinery will likely destroy the lane in poor weather and given its unadopted and unowned status, restitution and repair is a real issue. One unattended parked car will completely obviate access.</p> <p>The Council also took note of these statements within the Planning Statement which continuously handed off key elements to 'reserved matters':</p> <p><i>5.8 The proposed residential units are large-detached dwellings to reflect the grain of the wider village, which is characterised by a mix of semi-detached and detached dwellings, the latter of which are often large, spacious plots. <b>Detailed matters relating to appearance and landscaping would be explored further at reserved matters stage, the layout and scale of the properties ensures that proposals at reserved matters can sensitively reflect the local character.</b></i></p> <p><i>6.10 It is nonetheless appreciated that new build development at this site would inherently have an impact on the Conservation Area setting. <b>This is recognised and the development would therefore, albeit to be determined at reserve matters stage,</b> utilise sensitive approach to design, to create a characterful addition to Holt Lane and enhance the appearance of the setting of the Conservation Area, by allowing part of the site to be tidied up and developed in a manner to reflect and emanate the character of the rurally located village and the wider Conservation Area.</i></p> <p><i>6.12 It is noted that the Appraisal establishes the predominant building materials used locally, which are identified as locally quarried gritstone (though the methods of tooling for housing in Lea varies). Buildings also typically features sash and traditional casement window types, and stone slate roofs. <b>Whilst this has been reviewed as part of the design process, matters relating to appearance and design are to be considered at a later reserved matters stage,</b> however it is envisaged that design cues would be</i></p>
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	<p><i>taken from the surrounding rural character to ensure sensitive delivery of the scheme.</i></p> <p>As indicated, the Council asserts that this approach to the avoidance of key planning issues to 'reserved matters' is illegitimate. It also renders void such statements as:</p> <p><i>6.13 It is assessed therefore that the proposed development would have a neutral impact on the setting of the Conservation Area.</i></p> <p>Such a statement cannot properly be assessed when the relevant detail is withheld.</p> <p><b>On these grounds therefore, the Parish Council Objects to the present application in strong terms and encourages Officers to urge the Applicant to bring forward properly detailed proposals.</b></p>
<b>AVA/2025/0752</b>	<p><b>Cartref Mill Lane Holloway Matlock Derbyshire DE4 5AQ</b></p> <p>Renovations and extensions to existing semi-detached property including demolition and re-build of front raised dias to include interior space beneath and erection of two-storey rear extension, solar PV array to roof and some additional windows to existing property.</p> <p><b>COMMENT:</b> No objection providing the exterior appearance of the building is unchanged.</p>

#### 5354. Planning Applications for information only (Deadline passed or withdrawn)

<b>TRE/2025/0772</b>	<p><b>The Patchett Main Road Lea Matlock</b></p> <p>Tree group, mixed species (Silver Birch, Oak) growing along and close to neighbours retaining wall and towering over neighbours property. Now too big for its location and land owner wants to prevent future damage to wall or property, to dismantle to ground level. (What3words: rollover.logo.reforming)</p>
<b>TRE/2025/0777</b>	<p><b>Fuchsia Cottage Leashaw Holloway</b></p> <p>Works to Maple tree</p>

#### 5355. Financial Matters

##### (a) Expenditure – To approve the following payments

Ref.	Payee & Details		Total
<b>Bacs</b>	<b>Clerk</b> October wages including use of home as office, mileage, parish council broadband, line rental and phone service, stamps and printer paper.		<b>£905.67</b>
<b>Bacs</b>	<b>HMRC - Income Tax / NI</b>		<b>£304.98</b>
<b>Bacs</b>	<b>Derbyshire CC - Pension Fund - Pension</b>		<b>£283.32</b>
<b>Bacs</b>	<b>Keptkleen Ltd – Toilet cleaning Invoice No. 2962</b>		<b>£168.00</b>
<b>Bacs</b>	<b>Fox Grounds Maintenance &amp; Landscaping Ltd</b> – Lea recreation ground Inv 13339		<b>£210.80</b>
<b>Bacs</b>	<b>Fox Grounds Maintenance &amp; Landscaping Ltd</b>		<b>£494.21</b>

	– Holloway Cemetery Inv 13337		
<b>Bacs</b>	<b>Fox Grounds Maintenance &amp; Landscaping Ltd</b> – Lea recreation ground Inv 13414		<b>£210.80</b>
<b>Bacs</b>	<b>Fox Grounds Maintenance &amp; Landscaping Ltd</b> – Holloway Cemetery Inv 13387		<b>£494.21</b>
<b>Bacs</b>	<b>Florence Nightingale Mem Hall Fund</b> – room hire for meetings 2/7/25 and 6/8/25		<b>£48.00</b>
<b>Bacs</b>	<b>D and JM Davis</b> – Reimbursement for Remembrance Day wreath from RBL		<b>£20.00</b>
<b>Bacs</b>	<b>Derbyshire Toy Libraries (DTL)</b> – Donation		<b>£96.00</b>
<b>DD</b>	<b>British Gas</b> – Electricity for toilets (10/10/25)		<b>£51.70</b>
<b>DD</b>	<b>Waterplus</b> – Inv 10338217		<b>£31.29</b>
<b>DD</b>	<b>Unity Trust Bank</b> – monthly service charge (Oct)		<b>£6.00</b>

**Void / cancelled cheques:** None

**RESOLVED:** To approve payments as listed above.

**(b) Income** - Noted

<b>Ref.</b>	<b>From / Details</b>	<b>Amount</b>
<b>16/10/25 (Bacs)</b>	Jepsons Funerals – Plot and interment fee	<b>£230.00</b>

**Void / cancelled paying in slips:** None

**(c) To note Bank Reconciliation & Financial Summary Report** - Noted

**5356. To consider Derbyshire Association of Local Council's Correspondence** - Noted

**5357. To consider items of correspondence** - Noted

**5358. Articles for the parish magazine and parish council website**

**RESOLVED:** Cllr Thomas to draft an article thanking volunteers for their hard work.

**5359. Agenda items for the next meeting on Wednesday 3 December 2025**

- Draft Budget and Precept 2026/27

**Meeting closed:** 9.45pm