



**5445. Update on Leashaw landslip and consider any follow up actions**

The tender for the works has now been advertised and the deadline for submission of bids is 20 March 2026. An online meeting has been arranged with DCC for just after the deadline. The public meeting has been arranged for Thursday 21 May – 6.30pm start (setting up from 6.00pm).

**RESOLVED:** (1) For a decision regarding the banner to be taken at the April PC meeting. (2) For Cllr Stevenson to establish whether the railings can be used for the banner. (3) For the clerk to design a poster/flyer for circulation.

**5446. Update following meeting with DCC regarding damage to grass triangle and consider any follow-up actions**

At the meeting, the DCC representative said they may consider bollards on the corners, but double yellow lines were not an option. Planters funded by the PC were also a possibility, but would require a Cultivation Licence. Approval would be required from the relevant person at DCC and we are currently waiting for a response.

**RESOLVED:** For the clerk to contact Cllr Hatchett and ask her to chase DCC for a response.

**5447. To adopt the following policies/documents (previously circulated):-**

- IT Policy
- Updated Financial Regulations
- Sexual and General Harassment Policy
- Updated Website Accessibility Statement

**RESOLVED:** To adopt the policies/documents listed.

**5448. To approve changes to Parish Council Unity Trust Bank Signatories**

**RESOLVED:** To Add H Atkinson as a signatory and remove A Bradshaw

**5449. Update – Lea Primary School parking and road safety – Cllr Thomas**

Cllr Thomas gave an update. The Headteacher did not know if the School has a Travel Plan. The person responsible for School Travel Plans at DCC has been contacted, but no reply received. Park and stride has been suggested, but checks would need to be made to see if this would be suitable. Verge damage has been reported to DCC and a job number obtained. The main concerns are cars parking on opposite side of road and some doing U-turns. Staggered exits times and other solutions were discussed at length.

**RESOLVED:** (1) For Cllr Yapp to contact the Traffic Section at Derbyshire Constabulary to see if they could help. (2) For Cllr Thomas to try to convene a site meeting with key stakeholders at DCC and the school to look at the problems and possible solutions and report to the April PC meeting.

**5450. Update – Carnival Committee liaison and communication – Cllr Stevenson**

Cllr Stevenson gave an update from the Carnival Committee. The committee said they would do the tree every year providing a free one is available. They will provide an update in September/October. The donated lights will be stored at the Florence Nightingale Memorial Hall.

**5451. Update on outstanding response from AVBC regarding the condition of the public toilets on Church Street, Holloway**

**RESOLVED:** For the clerk to contact AVBC and state that the Parish Council's preference would be for them to retain responsibility for the fabric of the building and statutory compliance matters and the Parish Council to retain responsibility for operating the toilets (including insurance, electricity, water, cleaning and the maintenance of fixtures and fittings and the electronic door locking system), for the reasons previously stated by the clerk.

**5452. Update – Church Street bus shelter project**

**RESOLVED:** For the clerk to ask DCC for an update and carry forward this item to the April meeting.

**5453. Planning Matters – Planning applications for consideration**

<p><b>AVA/2025/0743</b></p>	<p><b>Land To Rear Of Sledgegate Farmhouse Holt Lane Lea</b> Outline application for the erection of two dwellings and improvements to Holt Lane with all matters reserved except access, layout and scale (may affect the character and setting of the conservation area)</p> <p><b>Comments: Objection</b> - The Parish Council responded at length to this application in Doc 1483611 dated 10-11-25 on the AVBC Planning portal relating to <b>AVA/2025/0743</b>. The full text is repeated below for ease of reference. The Amended Plans as submitted <u>do nothing to address any of the issues raised by the Council</u> relating to <b>appearance, materials</b> or provision of a <b>method statement</b>.</p> <p>The Amended Plans merely offer new visuals of the proposed houses, this time minus their garages. This results in a more cramped and appearance and the creation of new properties without a core requirement: secure garage/storage. The core assumptions of document 1501855 (Amended Plan) seem to be in error: the redrawn western boundary now appears to claim the unadopted lane and a resident's drive entrance. The plan showing a re-sited entrance and hardstanding does nothing to address our initial concerns.</p> <p>The Council has received further notifications from residents concerned at the issues raised in our original Objection, none of which are addressed in the Amended Plans.</p> <p>We would, additionally, point out that DCC Highways do not consider the application as submitted, properly considers the highway impact of the proposed development (doc 1486380). It also adds that the application should not be determined until all pertinent issues have been addressed.</p> <p>The Parish Council therefore re-affirms its Objection to the Application.</p>
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The Parish Council objects to this proposal at this stage of its application because it fails to deal with any matters relating to **appearance, materials**, or address a **method statement** which, on such a constrained site off an unmade, unadopted road, raises strong concerns for local residents.

At para 3.16 of the Planning Statement, it is declared that: "**Matters relating to design, appearance and materials are not addressed in this application and would be considered at reserved matters stage.**" The Council's contention is that such an approach to seeking planning approval based only upon the issues of, "access, layout and 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 potentially difficult or contentious matters are being avoided and concealed from proper public debate, scrutiny and decision.

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.

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.

The Council also took note of these statements within the Planning Statement which continuously handed off key elements to ‘reserved matters’:

*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. **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.***

*6.10 It is nonetheless appreciated that new build development at this site would inherently have an impact on the Conservation Area setting. **This is recognised and the development would therefore, albeit to be determined at reserve matters stage, utilise sensitive approach to design, to create a characterful addition to Holt Lane and enhance the appearance of the setting of the Conservation Area,***

	<p><i>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 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>
<p><b>TRE/2026/0853</b></p>	<p><b>Brynglas Sledgegate Lane Lea</b>  White beam, 4m tall. pushing wall, interfering in wires. permission sought to fell</p> <p><b>Comments:</b> No objection</p>

**5454. Financial Matters**

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

Ref.	Payee & Details		Total
<b>Bacs</b>	<b>Clerk</b> February wages to include, use of home as office, mileage, line rental/broadband/parish phone reimbursement		<b>£885.53</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. 8354</b>		<b>£168.00</b>
<b>Bacs</b>	<b>Munchkins - Toddler group donation</b>		<b>£90.00</b>
<b>DD</b>	<b>Waterplus – Inv 11424162 (2/2/26)</b>		<b>£55.13</b>
<b>DD</b>	<b>Unity Trust Bank – monthly service charge (Feb)</b>		<b>£6.00</b>

**Void / cancelled cheques:** None

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

**(b) Income**

<b>Ref.</b>	<b>From / Details</b>	<b>Amount</b>
<b>Bacs 2/2/26</b>	<b>J Beresford &amp; Son – Memorial fee</b>	<b>£100.00</b>
<b>Bacs 18/2/26</b>	<b>Petts Stonemasons – Memorial fee</b>	<b>£300.00</b>

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

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

**5455. To consider Derbyshire Association of Local Council's Correspondence - Noted**

**5456. To consider items of correspondence - Noted**

**5457. Articles for the parish magazine and parish council website**

**RESOLVED:** Date and time of Leashaw public meeting.

**5458. Agenda items for the next meeting on Wednesday 1 April 2026**

- Actions from tree inspection report.
- Move speed indicator device – Cllr Dennis

**Meeting closed:** 8.47pm