

# Bakewell Town Council

Town Hall, Bakewell, Derbyshire DE45 1BT  
Tel: 01629 813525  
email:townclerk@bakewelltowncouncil.gov.uk



## Meeting of the Town Council held remotely on Monday 1<sup>st</sup> February 2021 at 6.30pm

### Minutes

Non-Confidential items

#### 4843/21 Present

Cllr John Boyle, Cllr Steve Edwards, Cllr Adele Eyre, Cllr Alyson Hill, Cllr Paul Miller, Cllr Paul Morgans, Cllr Bill Storey, Cllr Hilary Young

DCllr Alasdair Sutton, DCllr Mark Wakeman, James Adams, Senior Project Engineer (Highways Hub) DCC, Andy Howard Chair Bakewell RBL, Vasileios & Martha Doultinos

#### 4844/21 To receive and accept apologies for absence

**Resolved:** To accept apologies from Cllr John Riley (connectivity issues)  
Apologies had also been received from Peak Park Member Kath Potter

#### 4845/21 Variation of order of business

**Resolved:** On grounds of expediency to vary the order of business to consider Planning Applications (f) and (g) following 4849/21 Public Speaking.

#### 4846/21 Mayor's announcements

The Mayor welcomed everyone to the meeting. Cllr Morgans reported attendance at the DALC Chair's Meeting where cars, speeding and parking is a recurrent theme which appears to affect most communities.

#### 4847/21 Declaration of Members Interests

**Members are required to declare the existence and nature of any interests they may have in subsequent agenda items in accordance with the Town Council's Code of Conduct. Those interests are matters that relate to money or that which can be valued in money, affecting the Member her/his partner, extended family and close friends. Interests that become apparent at a later stage in the proceedings may be declared at that time.**

None received.

4848/21 **Items in Exclusion**

**To consider whether any items should be discussed in exclusion of the public and press.**

It was not considered necessary to take any items "in exclusion".

4849/21 **Public Speaking**

**(a) A period of not more than 30 minutes will be made available for members of the public and members of the Council to comment on any matter (Representations are limited to a maximum of 3 minutes per person).**

DCC has issued a Temporary Road Closure for the B5055 King Street, Bakewell at the Rutland Arms and junction with A6 to facilitate scaffolding works from 15<sup>th</sup> March to 12<sup>th</sup> April 2021.

James Adams had been invited to discuss the options and implications further. Members raised concerns about the effect of the closure on surrounding routes including narrow roads such as Church Alley and Church Lane.

Following discussion James Adams agreed to review the arrangements.

Vasileios & Martha Doultinos spoke in support of their planning applications NP/DDD/0121/0037 and NP/DDD/0121/0038 for The Chimney's (see below).

Andy Howard, Chairman of Bakewell Branch Royal British Legion, spoke regarding the DDDC Consultation: Haig House Lifting of Restrictive Covenant and Replacement of Covenant on Memorial Garden. He expressed concern on 9-5 Monday to Friday access contained in the new proposal and suggested this should be revised to "sunrise to an hour after sunset". He said he understood that the owners would not want to see people have open access late into the night.

**(b) If the Police Liaison Officer, a County Councillor, Peak District National Park Member or District Councillor is in attendance they will be given the opportunity to raise any relevant matter.**

DCllr Alasdair Sutton reported that he had submitted an application for the biodiversity verge planting and is awaiting the response from DDDC.

DCllr Alasdair Sutton said that he is pushing for DDDC and the Environment Agency to formulate a plan to alleviate future flooding issues following those experienced last week.

DCllr Mark Wakeman asked for the Town Council's support for the "Bakewell Tart-up" project; he is asking shopkeepers to keep the area in front of their shops tidy and to ensure the shopfronts are in good decorative order. (See minute 4855/21 (k) below).

Cllr Alyson Hill said that DDDC is running reduced bin collections due to Covid-19 affecting some of the crews. Garden waste collections are currently suspended and food waste is only being collected on alternate weeks (with household waste).

Cllr Hill thanked the Flood Wardens and residents for their work during the recent flooding.

In response to a question from Cllr Steve Edwards, DCllr Mark Wakeman outlined arrangements regarding the distribution of Food Bank donations. The project is being run for 6 months initially.

Cllr Hilary Young reported that a Town Council bench located on the path behind the Agricultural Business Centre had not been painted, and suggested that it might be relocated.

DCllr Mark Wakeman said that it could go in place of the one removed from Dagnall Gardens.

Cllr Hilary Young noted that those whose names are recorded on the plaque next to the Millennium Oak Tree in Scot's Garden will attain the age of 21 this year and suggested that consideration be given to marking this event.

Cllr Hilary Young asked that ponding on the pavement adjacent to Stewart's be addressed (see minute 4855/21 (i) below).

Cllr Bill Storey thanked District Councillors and the DDDC employees who did such a sterling job during the flooding last week. Cllr Storey said he "couldn't speak highly enough of them", views reiterated by Cllr Paul Miller and Cllr Adele Eyre.

Cllr John Boyle reported that the bird boxes donated by Rotary Club have now been put up in Parsonage Field on the self-sown ash trees.

Cllr Boyle said regarding NP/DDD/1220/1144 Hillcrest, Stanedge Road, "proposed creation of parking area for dwelling from agricultural field", he had noted that the PDNPA Archaeologist has objected to the proposal indicating the field concerned is considered an important archaeological site. Cllr Boyle reported that he had contacted the Archaeologist regarding the planting plan for Parsonage Field (because the field concerned is eventually adjacent to Parsonage Field as it goes away from Stanedge Road.

The Archaeologist has sent the planting plan on to some of her colleagues so it can be examined to confirm that the planting will not damage any artefacts.

Further to minute 4855/21, the following were taken next.

**NP/DDD/0121/0037 1 The Chimneys, Buxton Road, Bakewell. Repairs, alterations, enhancements, and retrospective Listed Buildings application for unauthorised alterations works to the interior, replacement of felt-lined valley gutters with GRP valley gutters and relocation of satellite dish. Applicants: Mr and Mrs Doultsinos**

**NP/DDD/0121/0038 1 The Chimneys, Buxton Road, Bakewell. Listed Building consent - Repairs, alterations, enhancements, and retrospective Listed Buildings application for unauthorised alterations works to the interior, replacement of felt-lined valley gutters with GRP valley gutters and relocation of satellite dish. Applicants: Mr and Mrs Doultsinos**

**Resolved:** To consider (f) and (g) together.

**Resolved:** To raise no objection to the proposal on condition that Conservation Officer approval is given at every stage.

4850/21 **Minutes**

**To approve the minutes of the meeting held Monday 4<sup>th</sup> January 2021**

**Resolved:** To approve the minutes of the meeting held Monday 4<sup>th</sup> January 2021 as a correct record.

4851/21 **Clerk's Report**

**(a) To approve Clerk's Report on action taken following the meeting held on Monday 4<sup>th</sup> January 2021**

**Resolved:** To approve the report.

**Resolved:** To appoint Cllr Paul Miller, Cllr Paul Morgans, and Cllr Bill Storey as representatives to discuss parking issues Hassop Road B6001.

**(b) Project work; to receive reports and approve action taken**

**(i). DDDC Closer Working meeting Monday 15<sup>th</sup> February 2021 – to receive items to take to the meeting**

Items should be forwarded to the Clerk.

**(ii). Neighbourhood Plan**

An email has been received from the Neighbourhood Plan Examiner, Mr McGurk, requesting information of three items. The Neighbourhood Plan Working Groups have provided responses and these have been forwarded to PDNPA for comment prior to sending them on to the Examiner.

Further information has been received today and copied to members/members of the Neighbourhood Plan Group.

**(iii). Parsonage Field**

Work on the walls continues, a stage payment being requested. Chatsworth Estate has been asked to undertake the planting of the saplings, in view of the current restrictions due to COVID-19. A date and costs are anticipated shortly.

Updates have been sent to residents who have previously been concerned about the management of the field, and a suggestion has been received that a public opening/ceremony is held when it is safe to do so. This could form part of a wider event to highlight the woods that the Town Council owns and perhaps organise a conducted walk/tour.

**(iv). Riverbank Project**

Green Recovery Challenge Fund Phase 2, Richard Godly has submitted an expression of interest on behalf of the Council and a formal response is awaited.

**(v). Scot's Garden**

Topping of Scot's Garden is planned for March 2021.

Chatsworth Estate has supplied costs of wildflower seeds, but their supplier questions how many would take given the existing nature of the field. This has been forwarded to Bakewell in Bloom for comment.

The recent flooding has caused damage to the permissive path through Scot's Garden; repair work is to be undertaken.

**(vi). Tree and Woodland Management**

Chatsworth Estate advises that the work to remove the tree on the cliff face at Endcliffe Wood is scheduled for week commencing 1<sup>st</sup> February 2021.

**Resolved:** Neighbourhood Plan; Clerk to clarify whether latest document instead of/as well as that submitted. If required, arrange a remote meeting with PDNPA to discuss.

**Resolved:** To note the updates on the above items and to approve the action taken.

4852/21 **Correspondence**

**Resolved:** To note receipt of items for information;  
Derbyshire Association of Local Council January 2021 Newsletter  
Clerks & Councils Direct January 2021 Issue 133

4853/21 **Planning Applications**

**To approve response on the following applications;**

**(a) NP/DDD/1220/1175 Former Play Area, Upper Yeld Road, Bakewell. 3 new-build terraced houses. Applicant: EMH Housing and Regeneration Limited.**

**Resolved:** To recommend approval (i) as it complies with Policy H1 of the Emerging Neighbourhood Plan (affordable housing for local people) (ii) on design and appearance grounds. This recommendation is subject to full compliance with any DCC Highways directions when provided.

**(b) NP/DDD/1220/1230 NHS Trust Ambulance Station and Riverside Ward, Baslow Road, Bakewell. Demolition of existing ambulance station and Riverside Ward Building, partial demolition of cart house and wall (Grade II curtilage is listed) and erection of new health centre and ambulance station with associated infrastructure and parking. Applicant: Derbyshire Community Health Services NHS Foundation Trust**

**(c) NP/DDD/1220/1232 NHS Trust Ambulance Station and Riverside Ward, Baslow Road, Bakewell. Listed Building Consent. Demolition of existing ambulance station and Riverside Ward Building, partial demolition of cart house and wall (Grade II curtilage is listed) and erection of new health centre and ambulance station with associated infrastructure and parking. Applicant: Derbyshire Community Health Services NHS Foundation Trust.**

**Resolved:** To consider (b) and (c) together.

**Resolved:** The application is supported overall as a benefit to the community.

There are some matters which are of concern to be noted:

1. The cladding materials to be used at the Ambulance Station are thought to be of an industrial nature not in keeping with the design of Newholme Hospital main building which is a Listed Structure.
2. There is concern that light pollution from the new build could increase from the current levels to the detriment of neighbouring properties.
3. There is significant concern about the vehicle parking spaces being made available within the application and the existing whole site. It is thought to be inadequate with consequences for the surrounding community being inevitable.
4. There is an important shallow flood protection culvert located below the entrance to the existing Ambulance Station. This must be protected incorporated both during construction phase from heavy vehicles and the altered and more extensive use of the completed build.

At the time of our meeting the Highway Authority had not yet responded to this application. Bakewell Town Council has concerns about the traffic management of the location and importantly the knock on effect on surrounding roads with the anticipated increase in vehicle use. This could be controlled by a robust Traffic Management Plan.

**(d) NP/DDD/1220/1233 5 Granby Croft, Bakewell. To build a new stone garage to replace the existing prefabricated concrete and asbestos roof one which is in a poor state of repair and is leaking. Applicant: Mr Mark Payne**

**Resolved:** To raise no objection to the proposal.

**(e) NP/DDD/0121/0007 1 Burton Edge, Bakewell. Proposed erection of single storey side extension. Applicant: Mrs J Carter**

**Resolved:** To raise no objection to the proposal.

**(f) NP/DDD/0121/0037 (Planning Application) and NP/DDD/0121/0038 (Listed Building Consent)**

**1 The Chimneys, Buxton Road, Bakewell. Repairs, alterations, enhancements, and retrospective Listed Buildings application for unauthorised alterations works to the interior, replacement of felt-lined valley gutters with GRP valley gutters and relocation of satellite dish.**

**Applicants: Mr and Mrs Doultinos**

See minute 4849/21 above.

#### 4854/21 **Planning Notified Outcomes**

**Resolved:** To note the following outcomes;

- (a) NP/DDD/0620/0549 1-3 Market Place, Market Street, Bakewell. Fitting of two new extraction grills. Applicant: Mr Tim Turner, Blue Deer Ltd. Granted.
- (b) NP/DDD/0720/0615 Rutland Chambers, Buxton Road, Bakewell. Change of use from offices to single residence and associated alterations requiring listed building consent. Applicant: Mrs Rachel Szadura. Refused.
- (c) NP/DDD/0720/0616 Rutland Chambers, Buxton Road, Bakewell. Listed Building Consent Change of use from offices to single residence and associated alterations requiring listed building consent. Applicant: Mrs Rachel Szadura. Refused.
- (d) NP/DDD/0720/0689 The Bakewell Show Office, Agricultural Way, Bakewell. Retrospective application for extension to existing car park. Applicant: Mr Hunt, Coverland UK Ltd. Granted.
- (e) NP/DDD/0820/0799 Marldene, Milford, Bakewell. Replace existing glazed roof of conservatory with composite slate tile with internal insulation to improve thermal efficiency. Applicant: Mr P Ayers. Granted.
- (f) NP/DDD/0920/0834 Parkwood, Ashford Road, Bakewell. Change existing pedestrian access to vehicle access with dropped kerb. Moving one gate post over to create a vehicle access and forming a parking area of 3 vehicles with gravel porous draining. Applicant: Peacock. Granted.
- (g) NP/DDD/1020/0938 19 Stoney Close, Bakewell. Erection of single storey porch to front elevation. Applicant: Mr Bryn Turner. Refused

4855/21 **Matters for decision**

**(a) To set a precept for Financial Year 2021-22**

**Resolved:** To approve a grant to BT&CT subject to clarification of “Government Support” in their submission.

**Resolved:** To set a precept for FY 2021-22 at £105k

**(b) Wyebank Grove surface water drainage; to receive report and to approve the way ahead**

Cllr Paul Morgans thanked Flood Wardens Cllr Steve Edwards and Cllr Bill Storey for speaking so well to the media during the recent flooding incident.

Cllr Steve Edwards said it should be noted that the District Council did a “tremendous job” in supporting the whole area with deliveries of sandbags; the County Council should also be thanked for deploying a pump at Wyebank Grove.

Cllr Steve Edwards reported that there has been a multi-agency meeting and the outcome is awaited. The drains in the area have been cleared by the gulley waggon and jetted as far as possible. A request has been made to DCC for a CCTV drain survey and their report is awaited.

Cllr Bill Storey said that the Regional Manager of the Environment Agency has been encouraged to examine a number of options that would fall within the EA Maintenance Budget.

Cllr Steve Edwards reported that the Town Council had reported a property flooding incident on Baslow Road to DCC. Gulleys in the vicinity were blocked. Emergency Planning directed the gulley wagon to clear them and arranged for a consignment of 50 sandbags to be delivered within a few hours of the report being sent. The Town Council had also made available empty sand bags.

**Resolved:** To ensure continued contact with the relevant authorities to progress short, medium and long term issues.

**(c) To approve response to DCC notification of the closure of the B5055 King Street Bakewell at Rutland Arms Hotel for scaffolding works 1st to 29th March 2021**

See minute 4849/21 Public Speaking above.

**Resolved:** To await response from DCC Highways.

**(d) DDDC Consultation: Haig House Lifting of Restrictive Covenant and Replacement of Covenant on Memorial Garden, to approve response**

See also minute 4849/21 Public Speaking above.

**Resolved:** To recommend that the replacement covenant should be based on the Bakewell Branch of the Royal British Legion proposal namely that access should be from dawn to an hour after sunset and that the seating extends to three benches.

**(e) DDDC Consultation: Proposed Café in the Rutland Recreation Ground, to approve response**

**Resolved:** The application is welcomed and supported with the exception of the design of the toilet facilities.

A unisex facility within the Recreation Ground is contrary to safeguarding protection, especially where children and vulnerable people would be using the facility alone. This could easily be overcome by a simple redesign incorporating a dividing wall in the toilet facility shown, to give two independent two cubicle / two sink rooms of male and female orientation.

This project could be an excellent opportunity to showcase quality local produce and enhance Bakewell for local people and visitors.

**(f) To review start time and calendar of meetings for the remainder of the Council year**

**Resolved:** To maintain the existing calendar of meetings per minute 4825/20 (a).

**(g) Cycle parking – Water Street, to receive update and to approve the way ahead**

Steve Alcock, Project Engineer Traffic and Road Safety Service, DCC, in reply to the Town Council's suggestion of using substantial planters to protect the proposed cycle racks agrees this may be a workable solution. DCC would need to liaise with the Police on the loss of the bays, and the planters themselves may require reflectors on the sides facing oncoming traffic.

The planters would need to be subject to an Object in the Highway Licence which the Town Council could underwrite."

The Clerk reported that PDNPA has been asked for its view as the feature would be within the Conservation Area and a reply is awaited.

**Resolved:** That the update is noted and the item retained on the agenda.

**(h) Speeding – Baslow Road to receive update**

The following was received from DCC Highways confirms receipt of the enquiry and advises that "a response will be provided commensurate with current workload and priorities."

**Resolved:** That the update is noted and the item retained on the agenda.

**(i) Town centre repaving – to receive update and to approve the way forward**

The Clerk reported a response from DCC on protecting the area in front of Bath Gardens "We would hope that the DDDC teams will not drive on the new surfacing at Bath Gardens. However we are putting in thicker slabs and mortar at this location so the surfacing should be more robust."

DCC will investigate the section of loose pavers at the junction of Matlock Street/King Street and take remedial action as necessary, in conjunction with the work at Bath Gardens.

It was reported that the drain adjacent to Stewart's at Bridge Street has a constant puddle due because it stands proud of the surrounding pavers, in autumn this gets clogged with leaves exacerbating the issue.

**Resolved:** To note the update on Bath Gardens/Matlock Street paving.

**Resolved:** Clerk to investigate ownership of the Bridge Street drain and request remedial work as appropriate.



**(j) Improving the aesthetics of empty shops, to receive update and approve next steps**

A preliminary remote meeting with John Scott to agree a structure for a broader meeting of interested parties has been requested and a reply is awaited

**Resolved:** Clerk to follow up further.

**(k) Improving the appearance of the Bakewell streetscene; to received report and approve support**

**Resolved:** To support DCllr Mark Wakeman's "Bakewell Tart-up" project, including use of the Town Council's logo.

**(l) Lovelocks – to receive update from DCC Structures and to approve a response**

DCC Structures advise that they are to carry out a scheme of maintenance and repairs to Weir Bridge in spring/early summer 2021 with funds from the approved 2020 Capital Budget. This will include the resurfacing of the deck to renew its anti-slip properties as well as repainting all the steelwork. DCC will remove the lovelocks and allow owners to collect them from a DCC depot for several months after the completion of the scheme. Padlocks will not be permitted and will be removed once the scheme is completed.

**Resolved:** Clerk to ascertain the proposed colour scheme for the repainting and whether it is possible for the Town Council to be involved in the choice of colour.

**(m) To review and approve Internal Controls Document**

The Clerk reported that the request to remove one signatory from the mandate has been submitted to the bank. Once confirmation is received that this has been done an application for electronic banking will be submitted.

**Resolved:** To note the update.

**(n) Parking on grass verges**

It was reported that verges at Moorhall and Yeld Road are being damaged by vehicles parking on them.

**Resolved:** To raise the matter at the DDDC Closer Working meeting.

**(o) Fairtrade:**

**(i). To approve renewing Fairtrade Status**

**Resolved:** To approve renewing Fairtrade Status

**(ii). Fortnight 22<sup>nd</sup> February – 7<sup>th</sup> March 2021 to approve an activity**

**Resolved:** To note the opportunity

**(p) To approve support for the Radio Derby Daffodil Project**

**Resolved:** To approve support for the project.

4856/21 **Finance**

**(a) Statement of account**

**Resolved:** To note the following balances;

<b>Account</b>	<b>Date</b>	<b>Balance</b>
Instant Access Reserve (statement 368)	31/12/20	£99,974.36
Instant Access Reserve Support Account (statement 578)	31/12/20	£100
Nationwide Building Society	30/06/19	£50,700.70
Petty Cash/Vouchers held	18/12/20	£100

**(b) Approval of payments**

**Resolved:** To approve the following payments;

**Payments Schedule**

<b>Cheque</b>	<b>Date</b>	<b>Payee</b>	<b>Amount</b>	<b>VAT</b>	<b>Total</b>
D/D	22/01/21	Plusnet	£40.50	£8.10	£48.60
D/D	04/02/21	NEST	£216.18		£216.18
4582	14/01/21	J&J Learmonth (Memorial Plaque, Armstrong)	£144	£28.80	£172.80
4583	14/01/21	Lee Silcock (Christmas Trees stage 2)	£966.25		£966.25
4584	14/01/21	BT&CT (Payment 3 of 4)	£3462.75		£3462.75
4585	01/02/21	Bakewell in Bloom (Minute 4840/21 refers)	£650		£650
<i>Note: The figure has been increased from that in the support document because confirmation has been received that the matched funding condition has been met.</i>					
4586	01/02/21	HMRC January		<i>Not for publication</i>	
4587	01/02/21	Clerk January		<i>Not for publication</i>	

**(c) To consider risk assessment and insurance issues for decisions made above**

All decisions taken in good faith. No new Risk Assessment or insurance items received.

**4857/21 Time, date and place of next meeting**

- 6.30pm Monday 1<sup>st</sup> March 2021, to be held remotely.

The agenda closes at 9am Monday 22<sup>nd</sup> February 2021.

The meeting closed at 9.28pm