

MINUTES OF THE ORDINARY MEETING OF RISLEY WITH HOPWELL PARISH COUNCIL

held virtually via Microsoft Teams on Thursday, 11 March 2021

Present: Cllrs P Ancliff, J Croft, S Jarratt, M O'Neill and P McKeown

In attendance: County Councillor W Major
Borough Councillor V Clare
SP Broadway representatives: R Laird; L Partridge; M Brain and
N Poliston
Risley Hall Park Management Ltd (RHPML): P Green and A Farmer
One member of the public
S Dunkley (Clerk)

Cllr S Jarratt (Chairman) in the Chair

Part 1 – Non confidential information

20-121 Apologies

Apologies for absence were given for Borough Councillor T Scott, Parish Councillors J Hitchcock, B Housley and D Stafferton.

20-122 Variation of order of business

As representatives of RHPML were in attendance with an interest in Item No. 14(3) (Planning application for Risley Hall Hotel), it was **RESOLVED** to bring this item forward, following the public session.

20-123 Declarations of interest

Declarations of interest to be given during the course of the meeting should any relevant business be discussed.

20-124 Dispensations

None received.

At this stage, the Chairman welcomed the representatives of SP Broadway (SPB) to the meeting. An informative presentation was given on the early plans to rejuvenate 200 acres of the former Stanton Ironworks site into an industrial park with the potential of creating 3,700 jobs and approx. £2.8m in business rates per annum. It was confirmed that a rail network would definitely be included in the scheme in the hope of moving traffic off the local roads.

Concern was expressed by the Parish Council on the possible impact on Risley and its immediate area (Rushy Lane/Derby Road/Bostocks Lane) in relation to the increase in traffic. The question was raised on the possibility of an additional junction (25a) of the M1 as it was known that junction 25 was already overburdened with a mix of users, it was noted that this was something that Highways England would determine and is outside this SPB project.

SPB anticipated submitting an outline planning application this Summer with development commencing late 2022 at the earliest. Meetings of the Community Liaison Group, to which the Parish Council is invited, will be held during the course of the application. The Chairman expressed the Parish Council's thanks to SPB for attending this evening.

20-125 Public session

a) Members of the Public

P Green (RHPML) gave a statement on behalf of the residents of the 40 retirement properties on the Risley Park estate regarding the concerns raised in relation to the planning application ERE/0221/0036.

The Parish Council discussed Item 14(3) in relation to the application for Risley Hall Willoughby Court and the resolution is given below under 'Planning'.

b) Reports from Councillors appointed to outside bodies

Nothing to report.

c) Report from the Police

Four incidents have been reported to the Police during the last month. The parking from Breaston Lane up to Derby Road has been recorded as an annoyance.

Report from County Council

Cllr Major reported:

- i) that there has been an increase to £46m for highway maintenance
- ii) West Park Leisure Centre is being used as a Community COVID Testing Centre
- iii) Work has commenced on a new care home in Ilkeston
- iv) Schools are reopening for all students as from Monday, 15th March and the County Council will be supporting them as best as they can.

Report from the Borough Council

Cllr Scott had forwarded the Borough report on behalf of Cllr Clare and himself before the meeting which had been circulated. This was noted and it was RESOLVED that it would be displayed on the noticeboards and on the website.

d) Reports and updates from Parish Councillors

Neighbourhood Watch - Cllr McKeown reported that there has been a spate of email scams and asked everyone to be vigilant. There has also been an increase in dog thefts. The properties on The Crescent have been included in the Risley Neighbourhood Watch Scheme. The Scheme has had a mention in the national newsletter. He further reported, following a conversation with the Head of CREST and the Investigating Officer from SCIU, that the conclusion of the fatal road traffic accident was not speed related and that the case will be heard at the Crown Court. Erosion of brook bank in The City area - Cllr Ancliff suggested the Parish Council write to DCC asking for remedial work.

20-126 Minutes of the Ordinary Meeting held on 11 February 2021

The draft minutes of the ordinary meeting held on 11 February 2021 were proposed as a true record by Cllr McKeown, seconded by Cllr Croft and unanimously agreed. These will be formally signed by the Chairman at the next possible physical meeting.

20-127 Exempt items

None.

20-128 Chairman's announcements/report

The Chairman informed the meeting of several items:

- i) A new dog training business is being set up in the parish
- ii) Census 2021 letters are being distributed. The formal date for completion is Sunday, 21 March 2021.
- iii) Purdah for the forthcoming elections commences on Thursday, 26th March.
- iv) Further to the request made at last month's meeting regarding a replacement bench on Windy Hill, it has been reported that the owner of the field is hoping to return the seat(s) to this location and therefore it was **RESOLVED** that nothing is to be done by the Parish Council.
- v) Notification of Concurrent and Precept rates applicable to 2021/22 had been received from Erewash Borough Council.

20-129 Clerk's report

The Clerk's report had been circulated prior to the meeting, the contents of which were noted.

With regards to the repainting of the play equipment and benches, it was proposed by Cllr O'Neill, seconded by Cllr Ancliff and unanimously **RESOLVED** to accept the quotation received in the sum of £400.00 and the clerk was asked to schedule this work for late April. The question of businesses using the website is to be discussed at a future meeting. The grant funding from the Police and Crime Commissioner has been added to the newsletter as per the conditions of the funding and this will need delivering before purdah on 26th March.

20-130 Derbyshire Association of Local Councils

The DALC March newsletter had been distributed to members and the contents noted.

20-131 Matters for determination

- (a) The Clerk reported that two of the six Grounds Maintenance tenders sent out had been returned. Following discussion, it was proposed by Cllr Ancliff, seconded by Cllr McKeown and **RESOLVED** to accept the tender from Fox Grounds Maintenance and Landscaping Limited for a three-year term and the clerk was asked to seek references and arrange for the contract to commence on 1 April 2021.
- (b) Provisional of additional litter bins was postponed to the next meeting.

20-132 Finance

(a) Accounts for payment

It was **RESOLVED** to approve the following payments:

Payee		Total cost	VAT
Shed Grounds Maintenance	Mowing contract	£577.48	£96.25
Salary/expenses (Feb)		£302.14	-
HMRC	PAYE (Feb)	£69.80	
Mr I Renshaw	Inspection and repair to play equipment	£70.00	-

S Dunkley	Reimbursement of ink cartridge	£19.60	-
-----------	--------------------------------	--------	---

(b) **Receipts:**

£608.70 – VAT Reimbursement

£553.00 – Grant funding from the PCC Vulnerability Grant

20-133 Playground inspections

The report for February was received with no problems being reported.

20-134 Planning

ERE/0320/0013 – Hopwell Hall, Nottingham Road, Draycott (erection of a steel framed modular dwelling (for the purpose of demonstrating this type of construction, not for residential use). Appeal to be heard by the Planning Inspectorate.

ERE/1220/0036 – Mount Pleasant, Derby Road, Risley (demolition of existing building and erection of dwelling house). Revised plans submitted. No further comments to make.

ERE/0221/0036 – Willoughby Court, Risley Hall Hotel, Derby Road, Risley (change of use of hotel suites into 22 flats). Whilst the Parish Council has no objection in principle to an empty building, which has been neglected for some time, being brought back into use, it does have several points it would like to bring to your attention:

1. Risley Park Hotel and its grounds is situated within the Risley Conservation Area and is subject to Tree Preservation Orders. This has not been mentioned at all in the application.
2. The high density of the number of proposed flats is a key issue.
 - 2.1 Density at a level of 22 flats, if occupied with couples, may generate the need for parking requirements of circa 40 spaces – this will cause problems on site with the adequacy of parking and also for the Risley Village as a whole, see paragraph 6 below.
 - 2.2 Also increasing the number of residents to possibly circa 40 may disturb the quiet enjoyment, through additional noise and disturbance, of the existing Risley retirement complex and nursing home particularly if offered for sale in an unrestricted market. This might be addressed through the imposition of specific conditions as suggested in paragraph 3 below.
 - 2.3 It is stated that the plans are for 22 one bed roomed flats but further in the application it says 22 two bed roomed flats. Clarification is required.
3. Looking back at a previous planning application (ERE/0600/0034, dated 14.6.2000), it clearly states that the development would be for retirement residences for people over the age of 55. If the application is approved, would you be mindful to place a condition in the approval stating that the flats must be sold for retirement living? It needs to be borne in mind there must be a reasonable balance between the new occupiers, the existing residents of Risley Park, the Nursing Home and Hotel guests to help safe guard against the potential increase in noise, erosion of privacy and reduction in amenities to the existing residents.
4. The application mentions green space - it is not clear what open spaces would be available to the proposed flats. This needs to be specified.

5. The application states that the development is not within 20m of a watercourse. **This is incorrect** as there is the diverted Risley Brook running nearby and several incidents of flooding have occurred over the past few years in the Maple and Bridge Cottages of the retirement complex and the most recent being 2019 when the Hotel itself was flooded. Drainage has long been a problem in the area and unfortunately this has not received any remedial attention from the Hotel site owners.
6. It is believed that the suggested parking facility for the new residences is insufficient, especially as part of the car park is being used for waste storage. Although the hotel capacity will reduce to 16 rooms, the car park which will serve these guests, employees and guests of any wedding parties in the Baronial Hall. The concern is that any overspill will either use the grassed area which is maintained by the residents of the retirement homes or park along Derby Road which is prone to speeding traffic. This in turn would cause problems with egress from and access to the Hotel and it may be necessary for traffic calming measures to be put in place.

20-135 Matters for information

- a) Derbyshire County Council's Community News – noted

20-136 Future agenda items

- Work to hedge behind Village Hall
- Information Point
- Replacement of goal posts/play area (April)
- Speedwatch Review and review on speed limits through village (April)
- Provision of additional litter bins (April)
- Grant funding (April)
- Proposed Resident and Volunteer Association
- Works to trees on Rush Meadow
- Litterpick

20-137 Dates of future meetings

8 April (to be preceded by the Annual Parish Meeting) and Tuesday, 4 May 2021 (Annual General Meeting and Ordinary Meeting).

Part 2 – Confidential items

None.

Meeting closed at 21.05pm.

Signed Chairman

Date: