

Dalton Parish Council

Minutes of the Annual Meeting of Dalton Parish Council at 6.30pm 18th May 2023 held at Dalton Parish Hall

Members: Cllrs K Oxley, M Gleadhall, D Pickering, R Gleadhall, S Pickering, M Bray, J Carrington, I C Barron, and J Workman

In Attendance: J Holsey (Clerk), R Chico (Clerk), One Ward Councillor, Two members of the public

6205 To elect the Chairperson of the Council for 2023-24 and to receive Chairpersons declaration of office

Resolved : Cllr K Oxley elected as Chairperson of the Council for 2023-24 and declaration of office signed

6206 To elect the Vice-chairperson the of Council for 2023-24 and to receive Vice-chairpersons declaration of office

Resolved : Cllr D Pickering elected as Vice-chairperson of the Council for 2023-24 and declaration of office signed

6207 To receive apologies for absence given in advance of the meeting

Cllr P Botham, R Fox. Cllr C Malia was not in attendance

6208 To consider the approval of reasons given for absence

Resolved : Reasons for absence approved

6209 To note any declarations of interest on items to be discussed at this meeting

None

6210 To approve the minutes of the Council meeting held on 20th April 2023

Resolved: The minutes were accepted as a true record

6211 To resolve if members of the press and public are to be excluded from any agenda items of the meeting due to the nature of the business to be transacted. Under Public Bodies (Admission to Meetings) Act 1960, S1 (2))

Staffing item 6221.5

6212 To note any issues from members of the public in attendance

Members of the public in attendance with regard to planning items. Planning items were brought forward as an item on the agenda.

Cllr J Carrington left the meeting during planning discussions.

6213 To consider any community matters from Councillors

None



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- 6214 To receive a verbal Clerk update regarding matters from previous meetings**
6214.1 To receive update regarding tree enquiry with RMBC

RMBC had confirmed it is possible to have a tree that is light mitigated.

6214.1.1 To consider three options for protecting any new tree installation

Resolved : To proceed with the metal protection option. One vote against

6214.1.2 To confirm final arrangement for coronation tree planting

Resolved : To plant a rescued Oak tree and have a commemorative plaque inside Dalton Parish Hall

- 6214.2 To receive an update following site visit to Sunnyside allotments and agree any further action with regard to boundary fencing**

Update given with regards to the requirements. Item to be brought to a future meeting when prices have been obtained.

- 6215 To review the committees of the Council**

6215.1 To re-note councillors code of conduct

Resolved : Councillors code of conduct re-noted

6215.2 Finance and employment terms of reference

Resolved : Finance and employment terms of reference approved

6215.3 Sunnyside community centre terms of reference

Resolved : Terms of reference altered slightly to try and ensure a cross section of the community are represented on the committee

6215.4 To confirm Sunnyside community centre is an advisory committee (all members to adhere to councils code of conduct)

Resolved : Noted

- 6216 To elect members to the Committees of the Council: -**

6216.1 Finance and employment

Resolved : The following councillors were elected to the finance and employment committee: - Cllrs D Pickering, M Bray, C Malia, J Workman, R Gleadhall, S Pickering

6216.2 Sunnyside community centre (4) Councillors (4) Volunteers (from different user groups of the centre who live in the parish)

Resolved : The following councillors were elected to the Sunnyside Community Centre committee: - Cllrs D Pickering, R Gleadhall, C Malia, M Gleadhall

- 6217 To review and approve standing orders**



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Resolved : Standing orders were approved

6218 To review and approve financial regulations

Resolved : Financial regulations were approved

6219 To approve financial risk assessment for 2023/2024

Resolved : Financial risk assessment for 2023/24 approved

6220 To review the effectiveness of internal controls

Resolved : Internal controls were reviewed and deemed effective

6221 To consider financial matters including: -

6221.1 The authorisation of payment of accounts since the last meeting (distributed at the meeting)

Resolved : The below payments of accounts were approved: -

DD	Bank Charges	22/05/2023	£8.00	HSBC
DD	Mobile Phones	07/05/2023	£13.22	EE
DD	Pension Fee	01/05/2023	£18.00	Smart Pension
DD	Pension	10/05/2023	£813.65	Smart Pension
DD	Pension	19/05/2023	£2,111.70	SYPA
DD	Mobile Phones	20/05/2023	£82.33	O2
DD	Photocopying	28/05/2023	£28.36	Copy Print Scan Limited
DD	Water Bill	04/05/2023	£138.26	Business stream
DD	Phone/Broadband	28/04/2023	£136.83	XLN Telecom
DD	Electricity	10/05/2023	£353.53	Scottish Power
BACS	Tax & Ni	26/04/2023	£1,099.47	HMRC
BACS	Salaries April	26/04/2023	£3,962.69	Various
BACS	Memo of Fee's	26/04/2023	£57.60	R Ogle
BACS	LED Outside Light	26/05/2023	£31.50	MD Staniforth
BACS	Stationary	26/05/2023	£176.26	Eurooffice
BACS	RC Play Area Paint	26/05/2023	£157.28	A.D.Fergusons LTD
BACS	Hall Dep Refund	26/05/2023	£50.00	J Jackson
BACS	Hall Dep Refund	26/05/2023	£50.00	U Hussain
BACS	Hall Dep Refund	26/05/2023	£49.50	P Tschabala
BACS	Making Tax Digital	26/05/2023	£74.51	Rialtas
BACS	Omega Software	26/05/2023	£413.84	Rialtas
BACS	Hall Dep Refund	26/05/2023	£50.00	S Ali
BACS	Expenses	26/05/2023	£489.49	J Holsey
BACS	Expenses	26/05/2023	£759.09	R Chico



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6221.2 To agree the annual standing orders and direct debit payments

Resolved : Annual standing orders and direct debits were approved

6221.3 To confirm the review of the bank statement to 31st March 2023

Resolved : Bank statements were reviewed and approved

6221.4 To approve the reserves policy for 2022/2023

Resolved : The below reserves policy for 2022/23 was approved: -

This policy outlines Dalton Parish Councils allocation and requirement for reserves.

Reserves are required for Dalton Parish Council to have sound financial management in place.

Dalton Parish Council as a standard hold reserves of between 6 and 12 months of the annual precept.

In addition funds are built up for larger projects within the Parish.

Current Reserves

Reserves as at 31/3/23	£378,635
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Total Reserves	£378,635
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Proposed Allocation

General Reserves	£107,043 (6 months precept 22/23 £102,395)
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Ring Fenced Reserves	£151,768 (following sale of land)
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Cils 2019-20	£4,270 (To be used within 5 Years of receipt)
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Cils 2020-21	£16,219 (To be used with 5 years of receipt)
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Cils 2021-2022	£2,541 (To be used with 5 years of receipt)
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Cils 2022-2023	£7,623 (To be used within 5 years of receipt)
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Election Costs	£7,500
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Diversionsary Activities	£6,920
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Building Maintenance	£47,844
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Recreation	£17,500
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Allotments	£3,750
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Events	£657
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Christmas Lights	£5,000
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6221.5 To consider increased hours request from Sunnyside caretaker and take further action where necessary

Resolved : Increased hours of 14 per week for Sunnyside caretaker were approved to take place from 1st July 2023

Standing orders were moved at 8:20pm to close of business

6221.6 To agree time off in lieu for one clerk for attendance at Kings Coronation Gala, 4.5 hours

Resolved : 4.5 hours time off in lieu approved for one Clerk

6222 To receive the Legionella Risk Assessment for Dalton Parish Hall and taken any further action where necessary

Resolved : The legionella risk assessment was approved for Dalton Parish Hall and all necessary actions for compliance to be proceeded with

6223 To receive tree reports and take any further action where necessary

Resolved : To remove ivy from base of tree at Sunnyside community centre, To remove willow with split branch at Brecks Lane allotments, To coppice willow, to fell cyprus, to schedule in felling poplars in 5 years time, to fell Sycamore tree

6224 To consider the colour scheme for Dalton Parish Hall so redecoration can commence

To be brought to the next meeting with colour charts

6225 To consider removal of metal railing that runs alongside the driveway of the parish hall, nearest windows only, to allow easier access to windows and shutters

Decision deferred to a future meeting

6226 To confirm eligibility for the General Power of Competence

6226.1 Confirm Dalton Parish Council have a qualified Clerk

Resolved : Confirmed Dalton Parish Council have a qualified Clerk

6226.2 Confirm Dalton Parish Council had two thirds elected Councillors

Resolved : Confirmed Dalton Parish Council have two thirds elected Councillors

6226.3 Confirm Dalton Parish Council are eligible for the General Power of Competence

Resolved : Confirmed Dalton Parish Council are eligible for the General Power of Competence

6227 To consider any general correspondence and publications including:-

6227.1 To receive a summary and agree any actions for play inspections reports



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Noted

6228

To consider planning matters including new planning applications in Dalton
6228.1 Planning: - 16 – 19 (List 19 items to be emailed to councillors prior to the meeting)

Resolved : to note the below planning application: -

RB2023/0533 - Land at Greenfield Road, Hounsfield Crescent Hounsfield Road & Langley Close East Herringthorpe - Variation of condition 2 (Approved Plans Plot 3, Site 4) imposed by RB2022/1017

Resolved : To object to the below planning application: -

RB2023/0567 - Honeysuckle Farm Brecks Lane Herringthorpe - Erection of 1No residential bungalow

Objection: -

The proposal has a materially adverse effect on the openness of the Green Belt which would result in an unacceptable level of encroachment into the countryside. The proposal represents inappropriate development in the Green Belt; with no special circumstances demonstrated to overcome the harm caused by the inappropriate development. The proposal is in conflict with adopted Rotherham Local Plan Policies CS4 'Green Belt' and SP2 'Development in the Green Belt', along with the guidance contained within the Rotherham's adopted Supplementary Planning Document 'Development in the Green Belt' and the National Planning Policy Framework. The Rotherham Local Plan - development in the green belt - states that planning permission for a rural worker's home in the Green Belt is only permitted in very special circumstances – the parish council does not believe that the "special circumstances" for the proposed land use is met. The NPPF (at paragraph 79) makes clear that isolated new houses in the countryside require special justification for planning permission to be granted. One of the few circumstances in which isolated residential development may be justified is when accommodation is required to enable agricultural, forestry and certain other full-time rural workers to live at, or in the immediate vicinity of, their place of work (see Policy SP3 Rural Workers Dwellings in the Green Belt). The parish council acknowledges there will be some cases where the nature and demands of the work concerned make it essential for one or more people engaged in the enterprise to live at, or very close to, the site of their work. Paragraph 74 – development in the Green Belt states it is essential that all applications for planning permission for new occupational dwellings in the countryside are scrutinised thoroughly – the parish council emphasises the words "scrutinised thoroughly" with the aim of detecting attempts to abuse (e.g. through speculative proposals) the concession that the planning system makes for such dwellings. In particular, it will be important to establish whether the stated intentions to engage in farming, forestry or any other rural-based enterprise, are genuine, are reasonably likely to materialise and are capable of being sustained for a reasonable period of time. Keeping in mind that previous planning application projects are unfinished; the



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Parish Council feel this gives clear insight and evidence that these terms are not being met and are speculative proposals. It also states it will also be important to establish that the needs of the intended enterprise require one or more of the people engaged in it to live nearby. Paragraph 75 states It will therefore be necessary to demonstrate a functional need for the dwelling and that the business which it supports is financially stable to justify a permanent dwelling. Where the dwelling is to support a new business venture, which is the case with the bull breeding programme, as outlined at a later stage in the this objection, it may be more appropriate to provide temporary accommodation in the short term until the business is established and the need for a permanent dwelling proven.

The Parish Council wish to raise safety concerns with regard to any access requirement, assuming if bulls are to be transported in and out of the site large vehicles would be required in order to do this. The site has limited sight-lines and is a narrow road this has the potential to be a major conflict with other road users. Thus increasing the potential for vehicular and pedestrian conflict to the detriment of road safety, contravening the guidance laid out in South Yorkshire Residential Design Guide and the NPPF. The nature of the highway where this is located is narrow and the safety of the public both via car users and pedestrians should be put as paramount. The planning application also refers to two bins being needed on site; once again larger than average vehicles being required to access the site and have adequate space to safely turn the vehicle around.

In order for bulls to be kept on-site the site would need to be fully secure and the location of any fencing in-terms of scale and appearance would need to be in-keeping with the area of the location which is green belt and defined as woodland with the trees having an over-arching TPO in place. In-line with requiring appropriate scale and dominance of any fencing the appearance and design would need to be suitable for the area in which it is proposed and thus not having a detrimental visible effect on area. There does not appear to any indication on the plans for how the bulls will be secured into the site. Green Belt guidance 1, paragraph 13 refer to enclosures (wall, fence etc) should be the minimum size necessary and should be appropriate to its location in terms of materials and styles. It specifically states it is preferable to plant a hedge, for example hawthorn, rather than use fences and walls which would give a built up appearance to the area. Hedges are traditional in this area and the parish council believes they will not be sufficient to safely keep bulls in this area.

The parish council raised an objection to a previous planning application at this site at its meeting of 19th November 2020 – “The concerns are around the site previously having planning for a farm building which does not appear to be completed or used for the reason previously stated. Also that the site seems to be neglected and not being grazed or cultivated in anyway. The council would not like to see an additional building being erected or partially erected and not used for the purpose it was built or neglected further. It was also noted the concern of the welfare of the animals when there is no-one at the site.” Within this objection from 2020 we clearly stated that the



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site is neglected and not being used for agricultural reasons and feel this forms as factual evidence that the claims for the use of land are speculative. This contravenes the statements in the planning document associated with this application. The application refers to Paragraph I5 of the revised PPG7 where it emphasises that new permanent dwellings should only be allowed to support existing agricultural activities. The key word in this is 'existing'; of which our previous objection notes there is no agricultural activities taking place on the site and this is also confirmed as fact in the application. Section (c) of Paragraph I5 of the revised PPG7 refers to an established and profitable agricultural activity and having a clear prospect of remaining so. Companies house documentation shows a dormant company for the site and therefore providing further substantial evidence that no agricultural activities are taking place on the site and therefore evidencing that the application contravenes the requirements outlined in Paragraph I5 of the revised PPG7. The aim of these guidelines and policies is to prevent the misrepresentation of terms of use for agricultural land and giving permission based on a potential use of land being portrayed contravenes the reason why this law and governance is rightly put in place.

As per the previous objection submitted the Parish Council wish to raise concerns over both animal welfare and the suitability of the land for the use in which they have stated they wish to commence. There are cows in neighbouring fields; which brings a great concern for the sighting a bull breeding farm next door; not only for the welfare of the neighbouring livestock but also for the public in the area. We also understand there is a report from a vet at DEFRA which raises several concerns with regard to the suitability of the site for livestock. The parish council are also of the understanding that a neighbouring farm, which is a long-established farm were refused to be able to house bulls due to the location of the site and the neighbouring properties. The Parish Council ask that DEFRA is conversed with to establish the requirements of the animals and if this is a suitable location.

The council would also like to ask if the scrap currently stored on the site is permitted usage.

To summarise the key points of the objection: -

- Material adverse effect on green belt
 - Contravening: -
 - Rotherham Local Plan Policies CS4 'Green Belt'
 - SP2 'Development in the Green Belt'
 - Rotherham's adopted Supplementary Planning Document 'Development in the Green Belt'
 - National Planning Policy Framework
- The application does not meet the criteria of: -
 - NPPF (at paragraph 79)
 - Policy SP3 Rural Workers Dwellings in the Green Belt
 - Paragraph 74 – development in the Green Belt
 - Paragraph 75 – demonstrating functional need for a dwelling
- Road safety concerns regarding highway infrastructure



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- Contravening: -
 - South Yorkshire Residential Design Guide and the NPPF
- Lack of information regarding site security
 - Therefore unknown if this will contravene: -
 - Green Belt guidance 1, paragraph 13
- Speculative use of the land, evidenced by: -
 - Previous planning applications not being completed / fulfilled
 - Confirmed no current use of land as agricultural
 - Companies house showing dormant company
 - No evidence of profitable business
 - Contravenes: -
 - Section (c) of Paragraph I5 of the revised PPG7

The Parish Council feel the Borough Council have a duty of care to ensure that as stated in various laws, cited above, that planning is only considered subject to each of these laws being adhered too and already in situ. The council feel the evidence of previous applications for planning and progress made on these as farming land show the speculative use of the land. Thus being misrepresentation of terms of use for agricultural land and giving permission based on a potential use of land on a further planning application substantially contravenes the reason why these laws and governance is rightly put in place.

6229 To notify the Parish Clerk for any matters for inclusion on a future agenda

None

6230 To note dates of future committee meetings, events, and the next Parish Council

Parish Council – 6:30pm

18th May 2023
15th June 2023
20th July 2023
21st Sept 2023
19th Oct 2023
16th Nov 2023

Other Meetings / Events

Dalton Parish Council Community Café held on the above dates at 9am – 12.30pm at Dalton Parish Hall

Finance Meeting – 6:30pm

6th July 2023

Sunnyside Charity Meeting – 6pm

20th July 2023

Sunnyside Meeting – 6:30pm

Date to be moved to Sept

The meeting was closed at 21.00pm



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Chairman.......... Date 15th June 2023