

Hulland Ward Parish Council

www.hullandwardparishcouncil.gov.uk

Email: parishclerk@hullandwardparishcouncil.gov.uk – Tel: 07938 808730

Unapproved Minutes of the Annual Parish Council Meeting

held at Hulland Ward Millennium Village Hall

On Monday 11 May 2026 at 6.30 pm

Present: Cllr A Champion (Chair), J Morgan (Vice-Chair), M Atkin, D Balls, C Ratcliffe. Cllr D Murphy (DDDC) Cllr A Hunter (DCC) 6 Members of the Public. Mr M Barrell (representing Hulland Village) Mrs B Kirkham (Clerk)

1) Election of Parish Council Chair

Cllr Arthur Champion was re-elected as Parish Council Chair for the forthcoming year.

2) Election of Parish Council Vice-Chair

Cllr Julie Morgan was re-elected as Parish Council Vice-Chair for the forthcoming year.

3) Open Forum – Introduction of District Councillor Peter O'Brien and information/questions about the Local Plan proposals for Hulland Ward

The Chair welcomed Cllr Peter O'Brien, Chair of Derbyshire Dales Local Plan Committee, Cllr O'Brien had been invited to the meeting to present development proposals for Derbyshire Dales including development in Hulland Ward. Cllr O'Brien explained that a significant part of Derbyshire Dales was within the Peak District National Park, which has its own development plan. So the plan is for the whole of Derbyshire Dales District outside of the Peak Park area. The currently local plan was adopted in 2017, so we are about half-way through its lifetime. Not having a housing plan can give housing developers the opportunity to build more widely. The plan needs to be in place by December 2026. It needs to be agreed by the District Council by June, before going out to consultation. There will be 6 weeks formal consultation during July/August, the District Council then has time to reflect on the feedback. The Plan is inspected by the planning inspectorate; the inspector will then make a decision, if it's good enough then the plan will be adopted in 2028. The plan will run until 2042 and reviewed every 5 years.

The Council needs to approve the building of 6972 houses and ensure there is sufficient land for development each year, 415 houses per year, the Council is now having to double its housing provision. It is a real challenge to find new land What is policy/logic behind new housing? 75% of development will be in Ashbourne, Matlock and Wirksworth with larger villages taking 17%.

Spatial development strategy will include modest development in Hulland Ward which should be in size and scale to the existing village. The Council has also looked at the possibility of a new village for Derbyshire Dales.

How have sites been selected? The Council put out a 'call for sites' which invites landowners to put forward sites they think would be suitable for development. Officers then looked at the proposed sites. Twenty-seven sites were identified as having potential for development, these will be considered again in the next Local Plan Sub-Committee meeting; sites are spread amongst towns and villages.

This should be sufficient housing for the next 16 years, especially given DDDC's recent approval of 15 houses off George Rodgers Close and 5 more at the old farm on Dog's Lane, but DDDC cannot guarantee that there will be no more development. Two sites in Hulland Ward are recommended for inclusion, land off Dog Lane which could accommodate up to 20 dwellings and also a further site to accommodate up to 10 houses. So potentially there could be 30 new homes in Hulland Ward between now and 2042. This should be sufficient housing for the next 16 years but cannot guarantee that there will be no more development; a development boundary will be drawn up to prevent further development and outside of that boundary applications may be turned down. The following questions were then asked from the Parish Council Planning Sub-Committee:

- **We have serious concerns about the placement of Hulland Ward in the tier 3 of the settlement hierarchy? The review revealed a loss of scoring points due to reduced services and facilities in the village over recent years. Why are settlement hierarchies that were recently reviewed not adopted and why is Hulland Ward not in the hierarchy that should be in? Your review said it should be in tier 4 or 5 based on the scores?**

Officers had been asked about this, and it was felt that Hulland Ward has sufficient facilities to remain in tier 3; this will be considered again at the Local Planning meeting. Officers will be able to justify their reasoning behind this decision.

- **What are you actually proposing for the village? How many houses? We need the full picture properly presented.**

Thirty houses in the village as previously explained.

- **Does the District council have the rights to compulsory purchase for land for housing?**

Yes, Council does have the right, although it has not exercised this right.

- **Where is the industrial land in the area going to go?**

Nothing planned for Hulland Ward. It is likely that people will work from home or commute. Public transport is an issue in Hulland Ward. It is assumed people will commute by car, some workspace may be provided within development, and communities can ask for workspace as well if required.

- **Infrastructure - how are you going to fund improvements to infrastructure before houses are built? Hulland Ward sewerage system is already above capacity, how are you going to address this issue?**

Government says the onus is on water authorities to provide satisfactory water and sewerage facilities to meet the needs of the community.

- **If all the proposals go ahead, how are you going to mitigate the environmental impact?**

Development must respect character and vitality of the village, so developers must design something which fits with the village, this includes design, layout etc. development should add to the character of the village. This is very important and challenging.

- **Recreational areas/green space - what provision will be made for a children's play areas?**

It is really important that the Parish Council says what they want to get out of the development, what else does the village want as well? This is much easier when it gets to the planning stage, could be financial contribution towards an existing play area. Some developments may be too small for a new play area.

Further questions received from members of the public:

The bus service in Hulland Ward is rubbish, how is it sensible to build more houses when people can't get to Derby? Car use is bad for the environment and creates more pollution?

Cllr O'Brien advised that as a community Hulland Ward needs to keep asking the County Council to improve the bus service.

How many of these houses are going to be affordable?

There is a set of policies which sets out the type of houses which we think is appropriate across the district, the aim is for 30% of new homes to be affordable, either to buy or social housing. This will go into the plan; officers are looking carefully at individual villages to provide a mix of housing.

Developers do try to get out of building smaller houses, but we ask officers to stick with the policy. Developers make less money on smaller houses. Important that the community has input when plans are put forward particularly with regard to the type of development. The Parish Council could ask for a housing needs survey.

The current houses being built are 5/6 bedroom and only 1 is currently occupied and so far, the affordable housing has not gone ahead, affordable housing needs to be done first?

Cllr O'Brien was disappointed that this was happening. Parish Council could raise this question with Derbyshire Dales. Some decisions are taken by officers and don't come to Councillors.

Who do planning officers answer to? Developers playing fast and lose with conditions, sometimes planning officers have left and we cannot get answers. Who do we go to when planning officers fail us?

Cllr O'Brien suggested that this matter be referred to the local councillor to follow up.

Where do people come from?

The targets are set by government.

Tier 3 is based on buses, services, pubs etc, we are struggling to see how this compares with other villages? (Doveridge/Brailsford) how is Hulland Ward a tier 3 village? Roads round here are worse now and they will only get worse. Our electric system can't cope with all the extra electric cars, houses don't have enough space for all the extra cars, can we ask developers for contributions towards infrastructure?

The new policy will require all developers to install electric charging points; it would be very disappointing if the grid could not cope. National Grid is required to update infrastructure to meet new housing needs, if it is not sufficient, then development can be prevented. Electricity infrastructure takes longer to plan for. New design code should ensure that parking is adequate at new developments and developers will have to comply.

The District Council have been set a difficult task by government, particularly when the Peak Park takes up a large part of Derbyshire Dales. With all the houses planned the area will still be 18% short on the

target set, so will need to argue the issue with government or may need to find more houses. Successive government have said planning red tape takes away the right to development, 20 years ago councils had a lot more control.

There is no fish in the river, the discharge from the sewerage system has killed fish and wildlife is being lost. This has been reported to Severn Trent and the District Council, and nothing has been done about it. Why don't you put it in the plan that every house has to have a bio septic tank, this would alleviate the sewerage problem in Hulland Ward, can this be done to reduce to pollution?

If the reed bed is discharging, then the District Council should be taking this matter up as a serious issue. It would be possible for houses to have their own bio septic tank, but officers have not said that this is necessary.

Why are planning conditions not enforced?

The Council does not have the resources to enforce all the conditions; they aren't able to check on every condition, it is a very frustrating situation.

Cllr Balls proposed vote of thanks to Cllr O'Brien.

4) Attendance/Apologies

Apologies were received from Cllr Shane Morgan.

5) Roles & Responsibilities of Parish Councillors:

- a) Planning – Cllr J Morgan
- b) Speed Signs & Community Speed Watch – Cllr D Balls
- c) Defibrillator – Cllr M Atkin
- d) Neighbourhood Watch – Mr C Boam
- e) Estate Issues – Cllr A Champion
- f) Village Hall Liaison Cllr A Champion
- g) Website/Publicity - Clerk
- h) Grassing Mowing – Cllr A Champion
- i) Main Road Hedge Cutting – Cllr C Ratcliffe
- j) Play Area & Playing Field - vacant
- k) Village Environment & Bulb/Tree Planting - vacant

6) Councillor membership of Council Sub-Committees:

- a) Play Area – Cllrs Champion and Atkin to be the Council's representatives on the Play Area Sub Committee
- b) Planning – Cllrs Champion and Balls to be the Council's representatives on the Planning Sub Committee

7) Council Policies for Approval

- a) Financial Regulations
The Council resolved to approve the Financial Regulations.
- b) Code of Conduct
The Council resolved to approve the Code of Conduct.
- c) Asset Register
The Council resolved to approve the Asset Register.
- d) Risk Management Policy & Risk Management Scheme
The Council resolved to approve the Risk Management and Risk Management Scheme.

8) Approval of Minutes of the meeting held on the 13 April 2026

The Council resolved to approve the minutes of the last meeting held on the 13 April as a true record of that meeting.

9) Outstanding items from the previous meeting

There were no outstanding items from the previous meeting.

10) Declaration of interests

Cllr Champion declared a non-pecuniary interest as a clergyman in the Diocese of Derby.

11) Briefings/Comments:

a) District and County Councillors

Cllr Murphy was asked to raise the following questions at the forthcoming Local Plan meeting:

- Why is Hulland Ward in tier 3 when it doesn't have the same facilities as other villages of a similar size? ie Doveridge and Brailsford. Hulland Ward does not have a Doctor's Surgery, a frequent reliable bus service, a post office etc.
- Why are planning officers allowed to remove conditions from planning applications without informing the relevant District Councillor and Parish Council?
- Can 106 monies come into the community? What the community want isn't always covered by 106.

Cllr Hunter was concerned about hedges growing over roads and pavements and asked that residents be reminded that it was the landowners' responsibility to cut back their own hedges.

b) Invited comments from Hulland and Biggin Parishes

No comments were received from Hulland and Biggin Parishes.

c) Invited comments from the public – **members of the public will be allowed 3 minutes per person, the maximum amount of time allowed for this item will be at the discretion of the Chair but will usually be 10 minutes.**

There were no further comments received from members of the public.

12) Village Development:

a) **Stopping up Plan - s116 Highways Act 1980 - Proposed Extinguishment of Highway - Wood Lane Lodge, Mercaston, Ashbourne DE6 3GL**

After discussion the Council resolved to drop their original objection. **Action: Clerk**

b) **Planning Application 26/00469/FUL, Ground mounted Solar Panels and battery pack in garden at Redmire Gap, Intakes Lane Turnditch DE56 2LU**

The Council resolved to have no objection to this application. **Action: Clerk**

c) **Update on Wheeldon Way Development**

There was no new information to report on this matter.

14) Village Hall Committee Update

Clerk to ask DALC to liaise directly with the Village Hall Treasurer regarding the audit. Clerk to also speak to DRCC for advice. Councillors agreed to go ahead with a meeting with the Village Hall Committee on the 27 May. **Action: Clerk**

15) Clerk Recruitment – Shortlisting/Interviews

This matter was to be carried forward to the next meeting.

16) Audit for 2025/26

a) **To receive and note the Annual Internal Auditor's Report**

The Council noted the contents of the Internal Auditor's Report.

b) **Approval of Annual Governance Statement**

The Council resolved to approve the Annual Governance Statement.

c) Approval of Annual Accounting Statement

The Council resolved to approve the Annual Accounting Statement.

17) Village Image & Environment:**a) Playing Field issues and Play Area Update from Sub-Committee & Inspections**

This matter to be carried forward to the next meeting.

b) Speeding Issues – Community Speed Watch/Speed Watch signs

This matter to be carried forward to the next meeting.

c) Neighbourhood Watch Update

This matter to be carried forward to the next meeting.

d) Raised Drain cover round the memorial tree

This matter to be carried forward to the next meeting.

18) Finance and Administration:**a) Website/Facebook Page Updates**

This matter to be carried forward to the next meeting.

b) Parish Council Insurance Renewal

The insurance renewal was approved as presented.

c) Update on Councillor Vacancies

Councillor Dean had now resigned from the Parish Council, so the Council now has 3 Councillor vacancies.

d) Co-option of Parish Councillor

No applications for co-option had been received.

e) Update on Finances

The annual precept had now been received so the balance in the current account was £28,509.29 including reserved funds, the balance in the reserve account was £26,285.35.

f) Invoices and Expenses for approval at this meeting:

The Council resolved to approve payment of the following invoices:

Clear Councils Insurance	815.24
Community Heartbeat Trust	89.94
Acres Signs	324.00
Clerk's Salary	347.93
Clerk's Expenses	26.74

19) Review & Update on Capital Projects

This matter to be carried forward to the next meeting.

20) Councillor's Reports & Observations

This matter to be carried forward to the next meeting.

21) Clerk's Report & Correspondence:

This matter to be carried forward to the next meeting.

22) Next Meeting – Monday 1 June 2025 at 7pm in the Village Hall

Signed

Dated