

# Annual Review of Parish Council Assets – 29<sup>th</sup> September 2024

Present: Cllr Wendy Long, Cllr Andy Douglass, Clerk Simon Headington.

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## Objectives

1. Verify the state of the Parish Council's assets,
2. Ensuring that they are free of obstruction
3. Identify any maintenance requirements, specifically:
  - a. Immediate issues (i.e. need to be dealt with in the current financial year).
  - b. Issues that that need to be allowed for within the 2025/26 budget.
  - c. Potential longer-term issues.

**Note:** All of the properties in this document, other than those on Moor Road, are within the Great Longstone Conservation Area.

## Moor Road Properties

This consists of 3 parcels of land, being:

- Outrake Quarry (Field 7340)
- Gildlow (Builders) Quarry
- Quarry Field (Field 6552)

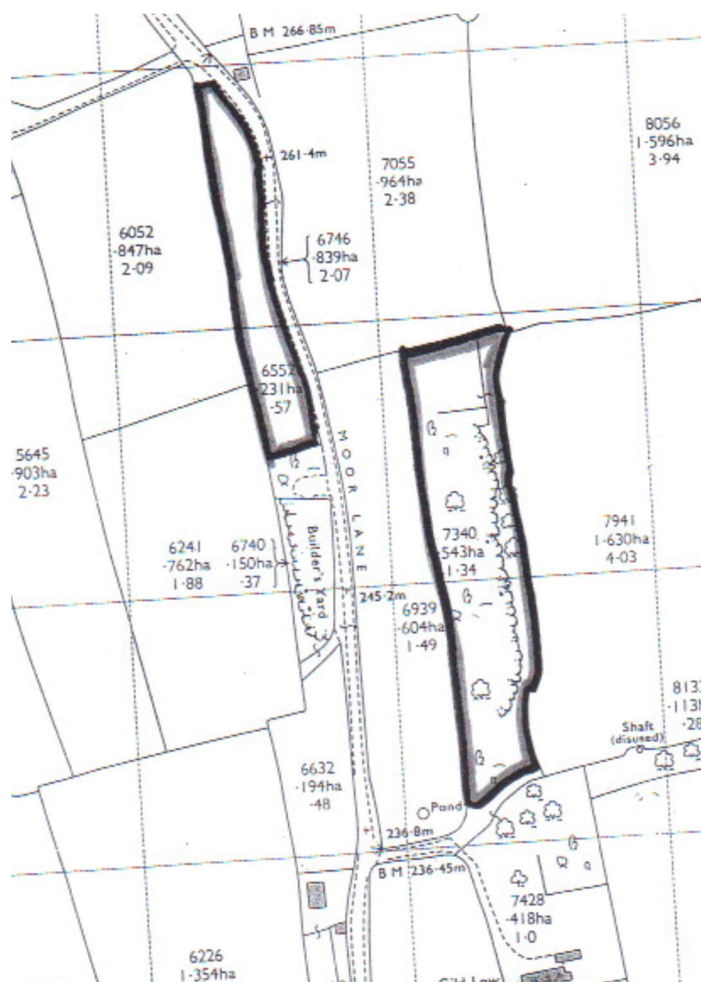
The Parish Council has held the title to all three parcels of land since its creation in 1892. During the 1890s a local landowner challenged the Parish Council's right to Outrake Quarry. This went all the way to the High Court in London, who confirmed the Parish Council's ownership.

The formal registration of this land is an ongoing project for the clerk, who needs to look for evidence in the County Records office of how and when they were allocated to the community, to back-up the registration application.

### Outrake Quarry (Field 7340) and Access Track

Outrake Quarry (1.34 acres) and its access track, are to the right (east) of Moor Road. The occupiers of Gild Low (property to south of the quarry, and the field to the East (owned by Cox Brothers) have access rights over sections of the track. It is understood that the access track is the property of the Parish Council.

The eastern boundary of the quarry (shared boundary with Cox Brothers) appeared to be in fair order. The wall on the north and west side has mostly collapsed. The tenancy agreement, dating from 1998 states that this wall must be kept in a state of good repair.



## Field 6552

The field (0.57 acres) is to the left of Moor Road and runs up the side of the road, immediately above Gildlow (Builders' Quarry).

Fencing around the field is in good order having recently been replaced by the tenant.

## Agricultural Tenancy

Outrake Quarry (7340) and Field 6552 are both currently let on a single agricultural tenancy, from 1998.

The tenancy agreement is ongoing and can be ended by either party on giving 1 years notice. The agreement cannot be reassigned by the tenant.

## Gild Low (Builders') Quarry

Sections of the quarry are currently let to 3 tenants:

- TW Cox Builders
- Bruno Caldon
- Nick Smith

The tenancy agreements include the following:

### ***The tenant shall during the Tenancy carry out the following obligations:***

- A. No nuisance or annoyance shall be caused by the tenant.*
- B. No livestock or poultry of any kind to be kept on the site.*
- C. The tenant shall not assign the tenancy nor sub-let.*
- D. The tenant shall not erect any buildings or other permanent structure on the builder's yard.*
- E. The tenant shall keep in the bay in good order.*
- F. The tenant should not store any white goods on site.*
- G. The tenant shall permit the inspection at all reasonable times of the bay by an Officer of the Council.*
- H. The tenant shall not obstruct or permit the obstruction of any of the tracks leading to each bay (unless for temporary off loading/loading).*
- I. If the tenant shall have been in breach of any of the foregoing provisions of this agreement for a period of one month or longer, the Council may re – enter upon the bay and the tenancy shall thereupon come to an end but without prejudice to any right of the Council to claim damages for such breach or to recover any rent already due before the time of such re-entry but remaining unpaid.*
- J. On termination of the bay, the tenant must leave the bay in the condition it was in at the beginning of the letting period.*
- K. A key for the barrier will be passed to the tenant, to be handed over on termination.*

It is noted that the builders' yard is not licenced for the storage of waste materials.

Planning permission is by default as the use of the quarry as a "builders' yard" predates the both the current planning system and the creation of the National Park.

## Land Registration

The registration of all three parcels of land is an ongoing project.

## Land to north of Main Street from White Lady House to Entrance to Longstone Hall

This narrow strip of land is the property of the Peak District National Park.

In addition to trees and undergrowth, it contains a

- K6 Telephone Kiosk (Grade II Listed), which contains:
  - Defibrillator
- Notice Board
- Bus Shelter
- Rubbish Bin
- Grit Bin

### K6 Telephone Kiosk

This is a decommission telephone box that was listed as a **Grade II heritage asset** on 26 Jan 1981. (List entry number 1109892). Listing entry states:

*Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.*

The kiosk was one of some 500 that were taken on by “Community Heartbeat Trust” (CHT), in around 2015, to use to house defibrillators.

It currently holds one of the Parish Council's 2 defibrillators. Part of the agreement signed between the Parish Council and was that GLPC accepted liability for the ongoing maintenance of the kiosk.

The kiosk is generally in a good state of repair but leaves and compost are building up against the rear wall and it is overhung by trees from a neighbouring property.

**Action (1):** Clerk to arrange for the area around Bus Shelter to be “Strimmed” as it is looking overgrown.

**Action (2):** Clerk to ask owner of neighbouring property to cut back overhanging trees.

**Action (3):** Clerk to ask “general areas” contractor to clear out the leaves and compost from immediately behind the kiosk.

**Action (4):** Clerk to add the annual clearing of the area behind the kiosk to the “Village Greens” tender.

## Defibrillator (Serial Number M00000013585)

Property of GLPC. It was installed in 2016 after a fundraising campaign by “The Crispin Inn”. Maintenance contract with “Community Heartbeat Trust”.

It is registered with East Midlands Ambulance Service. It needs to be checked on a monthly basis and a web-interface updated to confirm that it is available for emergency use. These monthly checks are currently undertaken by the Clerk.

The machine will need to be replaced at some point after 2026.

## Notice Board

This is owned by the Parish Council and is for public use. Repairs were carried out to the top of the noticeboard, earlier this year. Not further action currently required.

## Bus Shelter

Originally built by the Great Longstone Women’s Institute, this structure was handed over to Derbyshire County Council, on completion, in the 1950’s.

## Litter Bin

Property of Derbyshire Dales District Council

## Grit Bin

This bin is green (DDC bins are Yellow). Who owns it?

## Village Greens

The Village Greens (Land Registry Title Number DY482175) consist of 6 small, grassed areas. Running “West to East”, these are known as:

- “Market Cross” Green
- “War Memorial” Green
- “Letter Box”, or “Long” Green
- “Harrow House” Green
- “Sunny Bank” Green
- “Spring Bank” Green

## Market Cross Green

In addition to the grass area, this includes:

- Grade II Listed “Market Cross”
- Benches x 2
- Trees x 4
- Bus Stop attached to lamp post

## Market Cross

Property of GLPC it is a Grade II Heritage Asset (List Entry Number: 1158480) that was first “listed” on 12<sup>th</sup> Jul 1967.

The listing entry describes is as:

*"Cross, probably C15. Gritstone. Five circular stone steps with iron ties linking each stone. Octagonal base, square to octagonal shaft, much weathered, and circular cap with pyramidal top."*

It may be beneficial if the accumulated moss is gently swept from the steps.

#### Benches x 2

1. Wooden Bench. Commemorates Queen Elizabeth II's 90<sup>th</sup> birthday in 2016
2. TDP. Two plates. Nick Mizon (1962-2018) & Russ Bowman (1944-2017)

#### Trees x 4

It was suggested that the "village green" tender should be modified to include:

- Removal of epicormic growth around base of lime tree on an annual basis
- Removal of any branches below 2 metres above ground level

<b>Action (5):</b> Clerk to update Tender Specification
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#### Bus Stop Sign (attached to 5m steel lamppost 45655)

Property of Derbyshire County Council

#### War Memorial Green

In addition to the grass area, this includes:

- Grade II Listed War Memorial
- Tree x 1
- Access for Christmas Tree Base

#### Village War Memorial

Property of GLPC it is a Grade II Heritage Asset (List Entry Number: 1334973) that was first "listed" on 22<sup>nd</sup> March 1985.

The listing entry describes is as:

*"War Memorial, c1920 (was actually 1923) by John William Bowden, monumental mason of Matlock. Gritstone ashlar. Square pier surrounded by eight short obelisks, linked by metal chains. The pier has a stepped base and tapering body and a cornice moulding at the top with foliage moulding. Faces inscribed with names of those killed in the two world wars and texts. Signed by BODEN MATLOCK."*

The war memorial was funded by local subscription and officially consecrated in June 1923. Records of the War Memorial Committee are in the County Records Office, Matlock.

A local resident has brushed down the memorial with a soft brush. **NO OTHER CLEANING IS TO BE ATTEMPTED** without professional advice.

#### Tree – Hawthorn

This is a young hawthorn tree planted in ?? to replace a specimen that had to be removed.

#### Access for Christmas Tree Base

Needs to be checked annually, before the end of November, to check that it is okay.

## **NOTE: Roadway to school.**

There has been an ongoing problem with vehicles accidentally, or on purpose, crossing the corner of the greens when turning out of this short road. GLPC had placed large blocks, embedded in the ground, but these were regularly knocked out of place. The current (2024) solution is to “cobble” the corners. Currently this is working well, and the damaged area has not spread any further.

## Letter Box Green

In addition to the grass area, this includes:

- Cherry trees x 3
- Bench x 1
- Royal Mail Post box
- Lamp-posts x 2

### Cherry Trees

Three trees, 2 are mature and one was planted in around 2019.

**Action (6):** The centre tree is spreading across the roadway and needs cutting back. Clerk to obtain advice from Tree Officer at PDNPA.

### Bench

Wood & Metal: Golden Jubilee of the Women’s Institute in 1965

### Royal Mail Post Box

EIRR – Property of Royal Mail

### Lamp posts

Property of Derbyshire County Council

- Asset Number 45656 (west)
- Asset Number *not legible* (east)

## Harrow House Green

Corner has been cobbled after long vehicles repeatedly damaged the grass when being forced to cut the corner (usually because of cars parked opposite).

Public Footpath number 4 runs along the east side of this Green

## Sunny Bank Green

At one time, before the pavement was installed, this Green ran past the walled area to the bottom of Spring Bank. The grit bin (DCC Fill Number GB0588), at the foot of Spring Bank, sits on a detached part of this Green.

Public Footpath number 7 past the side of the Green, along Sunny Bank and onto the Recreation Ground.

Note that “Sunny Bank” is a private road (i.e. it has not been adopted by the County Council’s Highways Department). The Parish Council has a right of vehicular access along Sunny Bank, to reach the Recreation Ground.

## Spring Bank Green

In addition to the grass area, this includes:

- Trees x 2
- Bench x 1
- Lamp-post (5m steel) x 1
- Rubbish Bin

A public footpath (No 8) crosses the eastern end of the Green, running from the lamppost, along the side of the building that was formally Casey’s Shop.

The Parish Council has a right of vehicular access along Spring Bank, to reach the Recreation Ground.

### Trees

No information

### Bench

Wood – Commemorates Queen Elizabeth II’s Silver Jubilee in 1977

### Lamppost

Derbyshire County Council – Asset Number 45658

### Rubbish Bin

Property of Derbyshire Dales District Council

## West Green and Allotments

(Land Registry Title Number DY318854)

This is land that was donated to the village by the West family (which is the reason why the mostly easterly of the Village Greens is called “West Green”).

It consists of a grass area and a walled off section containing 15 allotments.

The grass area has two trees, one of which has a circular (TDP) bench around the trunk. These have dedications to John Poulter and Brian Pilkington (1934 – 1977)

Three further benches are set out in an arc and are close to the entrance to the allotments. A single wooden bench has the dedication “John & Nancy Frankland”. Two TDP benches currently have no dedications.

**Action (7):** Clerk to schedule the wooden bench for replacement in financial year 2026/27.

On the edge of this area there are:

- Grit Bin (No DY318854) – property of Derbyshire County Council
- Rubbish Bin - property of Derbyshire Dales District Council
- Letter box - Property of Royal Mail

The allotments include a water supply (completed July 2024) which comprises of an underground tank that is collecting water from a land drain, and a traditional hand-pump that is used to draw water from the reservoir.

A gravel footpath runs from the pavement to the gateway into the allotments. The path is starting to look overgrown.

**Action (8):** Clerk to arrange for path to have weedkiller applied, be scarified and the new gravel laid.

## Recreation Ground

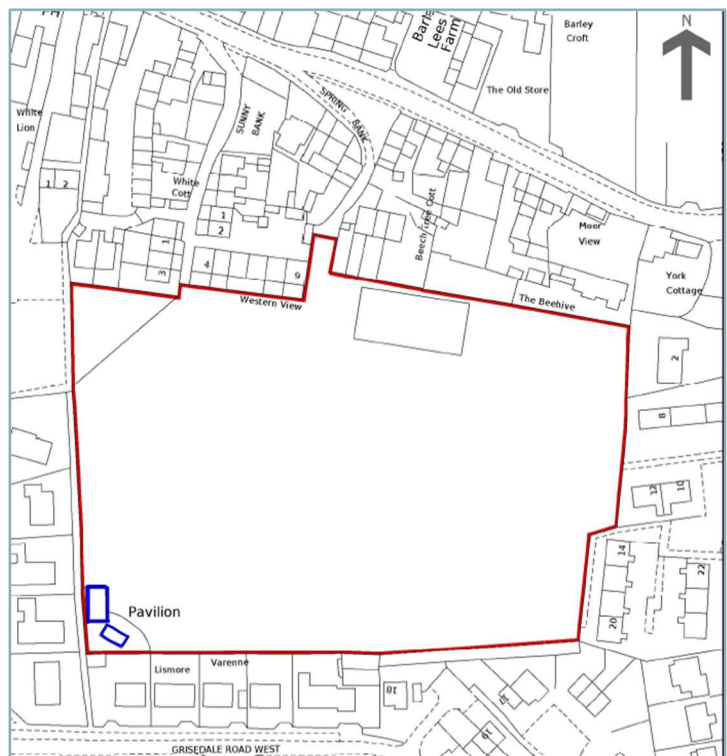
(Land Registry Title Number DY461279)

The Recreation Ground covers an area of land extending to 4.6 acres, in the centre of village, and came from donations in 1921 and 1961 and a land purchase in 1969.

The land is owned by Great Longstone Parish Council (GLPC), on behalf of the community.

The Recreation Ground includes

- A tennis/multi-use games area with a hard surface and fencing
- Adult exercise equipment (4 pieces)
- Concrete table tennis table on a tarmac surface
- Football pitch
- Cricket square and outfield
- Walled composting area
- Notice board, facing Public Footpath number 4.
- A defibrillator attached the west side of the “Tea Hut”
- A children’s play area in the north-west corner with 7 pieces of equipment
- Two wooden buildings in the south-west corner. These currently belong to the Cricket Club but the plan is that they are donated to the Parish Council, which will then lease them to Longstone Area Sports and Recreation Association (LASRA) [Registered Charity 1209659](#), the new village sports association.
- Eleven benches, including



- Two on West boundary in front of the Pavilion
- Two on West boundary opposite the Cricket Square
- Two on West boundary in the children’s play area (one dedicated to Isac Firth-Jones 1997-98)
- Two on North boundary in front of “Western View” (one dedicated to Paul Newman – no dates)
- One by the old people’s bungalows on the East boundary (dedication to Audrey Paine 1918-2008.
- Two moveable (TDP) benches, one kept by the tennis court and one by the table tennis table.

The area is crossed by several public footpaths and has limited vehicle access.

The Recreation Ground is surrounded by housing, most of which was built after the ground was established.

There are several mature trees, none of which appear to need attention at this point in time. A rotten tree, on the eastern side of the tennis court, was removed earlier this year.

On the north side of the tennis court there is a beech hedge, running the full length of the court. This was planted shortly after the tennis court was built in 1973. The hedge is cut annually as part of the “Village Greens and General Items” tender contract.

All of the play and exercise equipment is inspected annually by “PlaySafe”, a trading arm of the Royal Society for the Prevention of Accidents.

The tennis court surface is in a poor state of repair and will need replacing in the near future.

There are “5-bar” wooden gates at the top of Sunny Bank and Spring Bank.

**Action (9):** Clerk to notify owner of barn on southern boundary that old guttering is at risk of falling.

**Action (10):** Clerk to obtain a price for a replacement “Birds Nest” sing (seat only).

**Action (11):** Clerk to arrange for the noticeboard to be re-stained during 2025/26 financial year (get advice from carpenter who made it).

### Defibrillator (Serial Number D00000044013)

Property of GLPC and installed onto the side of the Tea Hut in an outdoor cabinet. It was installed in 2017 and was funded by the Parish Council. It is attached the Tea Hut’s power supply. Maintenance contract with “Community Heartbeat Trust”. It is registered with East Midlands Ambulance Service. It needs to be checked on a monthly basis and a web-interface updated to confirm that it is available for emergency use. These monthly checks are currently undertaken by the Clerk.

The machine will need to be replaced at some point after 2027.

Public Footpath numbers 6, 8, 10 and 54 cross the Recreation Ground.

**This Section is to be expanded.**

## Other Sites Owned, Maintained or Part Maintained by GLPC

### St Giles Closed Churchyard

St Giles Church is a Grade 1 listed building, and it is surrounded by a graveyard.

All persons residing or passing through the Parish have a right to be buried in the churchyard, unless that right has been formally extinguished. This right was formally extinguished in 1984 and responsibility for the maintenance of the Closed Churchyard passed to the Parish Council. The Parish Council opted to use its right to pass on this responsibility to West Derbyshire District Council. This responsibility has been inherited by Derbyshire Dales District Council (DDDC).

This is an unfunded responsibility and DDDC have the right, which they do not currently exercise, to pass any costs that they incur back to the Parish Council.

GLPC has an unwritten management agreement with DDDC to maintain the Closed Churchyard on their behalf. DDDC allow GLPC to reclaim up to £1,400 per year of the costs incurred (which in 2024 were £2,175).

In addition to grass cutting there are a number of trees that need looking after, dry stone walls on 3 sides and a number of footpaths. DDDC carry out occasional tree surveys, the results of which are not routinely shared with GLPC.

It is unclear who would pay for repairs to walls or footpaths or to major tree work.

The Parochial Church Council remain the legal owners of the churchyard, and a “faculty” (a Church of England version of planning permission) is required for any changes to the churchyard, and for many other activities other than grass cutting and simple pruning.

The Parish Council is supporting a Volunteer Group who have been tackling some of the backlog of maintenance (i.e. cutting back ivy and epicormic growth around bases of the lime tree) and experimenting with grass cutting regimes to try to increase the number of wildflowers.

The Parish Council manages the cutting of the grass on three-year tenders, the next is due to go out to advert at the end of 2024

The churchyard is crossed by Public Footpath number 12.

### Longstone Village Hall

Longstone Village Hall was built in 1906 with funding for the construction raised by the village and the land donated by the Duke of Devonshire. The Hall was managed by a “Friendly Society” until it was established as a registered charity in 1995.

Legally the building belongs to the Charity, but as it is an unincorporated association it cannot hold property in its own name. The Parish Council acts as the “Custodian Trustee” for the property, holding the ownership title on behalf of the Village Hall Management Committee ([Registered Charity 1048410](#)).

The “Trust Deed” for the charity is an unusual document as it combines the constitution of the charity with a “deed of transfer” of the property from the friendly society to the new organisation. In addition, the Parish Council is a signature of the document, as it took on

responsibility for the external maintenance of the building. This is probably a fairly unusual situation that an organisation has legal responsibility for a building that it does not own or manage.

The Parish Council does have the right to appoint two Trustees to the Charity, though charity law requires that, as Trustees, these councillors must always act in the best interests of the charity, not their sponsoring organisation. Rather a confusing conflict of interests!

Currently the Charity is going through a very positive, strong phase with an active board of Trustees whose work has resulted in healthy finances. Over the past year the Parish Council has arranged (and paid for) for some repairs to the roof, and it is possible that at least one window frame will need repainting in the near future.

In theory the Charity should be notifying GLPC of potential tasks a year in advance, so that appropriate allowances can be made during the Council's annual budget setting process.

In 2024 a new mailbox has been added to the outside of the Village Hall, which is being used as the registered address of the Village Hall Charity, The Parish Council and Longstone Area Sports and Recreation Association

## Notice Board - Front of School

This is the main Parish Council noticeboard, used for displaying minutes of meetings, public and statutory notices. It sits on land owned by the Derby Diocesan Board of Education and has been in this position since at least 1990.

## Public Footpath Number 11 – Bell Styles

The Parish Council pays to have this public footpath cleared of accumulated leaves and other debris, once or twice a year. This is part of the Village Greens and Assorted areas Tender. (Bruno did it Mon 28<sup>th</sup> Oct).

It was noted that trees and shrubs from a neighbouring property were encroaching onto the footpath.

<p><b>Action (12):</b> Clerk to check legal position and, if appropriate, contact the property owners to ask that they take appropriate action.</p>
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## Grit Bin - Grisedale Road (West) / Footpath 50

This Grit Bin is the property of the Parish Council, who are responsible to ensuring that it is filled with Salt, as required.

It is located on the side of Public Footpath number 50 close to the point at which it meets Grisedale Road West.

## Annex A: Recommended Action Points

1. Clerk to arrange for the area around Bus Shelter to be “Strimmed” as it is looking overgrown.
2. Clerk to ask owner of neighbouring property to cut back overhanging trees (around telephone kiosk)
3. Clerk to ask “general areas” contractor to clear out the leaves and compost from immediately behind the kiosk.
4. Clerk to add the annual clearing of the area behind the kiosk to the “Village Greens” tender.
5. Clerk to update Tender Specification (ref Market Cross Green)
6. The centre tree (On Letter Box Green) is spreading across the roadway and needs cutting back. Clerk to obtain advice from Tree Officer at PDNPA.
7. Clerk to schedule the wooden bench (on West Green) for replacement in financial year 2026/27.
8. Clerk to arrange for path (across West Green) to have weedkiller applied, be scarified and the new gravel laid.
9. Clerk to notify owner of barn on southern boundary (of Recreation Ground) that old guttering is at risk of falling.
10. Clerk to obtain a price for a replacement “Birds Nest” sign (seat only).
11. Clerk to arrange for the noticeboard (beside play area) to be re-stained during 2025/26 financial year (get advice from carpenter who made it).
12. Clerk to check legal position with regards to trees and shrubs overgrowing onto a public footpath and, if appropriate, contact the property owners to ask that they take appropriate action.