Minutes of the Parish Council Meeting held on Monday 28 September 2026 at 6.30pm in The Parish Rooms, Elvaston Street, Draycott

Present - Chairman R Brown – Councillors – T Scott, D Dundas, W Brown, P Bates, J Fletcher, G Hickton
Police – None
County Council – None
Members of the Public – 20
Minutes recorded by - Sheena Butcher
Public Speaking – Questions / points were raised about the Bankfields Farm Planning Application:

- The EBC rejected local plan, the Parish Council have not received any feedback on their removing the local plan, there are also no updates on EBC's current progression on the local plan
- The planning application for Bankfields Farm has been based on the National Planning Policy Framework 2024 not the current 2026
- There was a show in hands to ask who was in favour (no hands raised) – all members of the public raised their hands for NOT in favour of the development
- Current status of the land – Brownfield around the Caravan area and Greenbelt around the rest of the fields. Urban Sprawl is based on towns not based on villages. Cllr Scott checked the register and Bankfields Farm is not on the Brownfield Register and is classed as grade 2 agricultural greenbelt land
- Traffic speeds on Derby Road – DCC agreed that there is a speeding issue and painted on dragons teeth. The council will provide new data from the SID provided from the SID from Derby Road. Derby Road has had 3 fatalities involving vehicles near this planning application in the past 3 years -
- You can ask EBC for their information from statutory consultees such as DCC Highways, Severn Trent etc
- If the plans go through, what happens to lack of services for Doctors, Schools, Dentists etc, section 106 payment calculation was explained
- The environment agency has a standing flood warning status on their website for this site
- What is the likelihood of them applying to take the TPO off the woodland area? That would go to planning committee as a separate item to the planning application
- A resident thanked Parish Council for trying to "Save Draycott"

130/26 **Apologies** – Steve Wakefield, Steve Flint, Tom Hickton – apologies received, M Wilson, apologies accepted

131/26 **Variation of order of business** – agenda item 11 to be moved to item 3

132/26 **Planning applications to be considered by the council** – PA/2026/4052, Demolition of Farm Buildings and development of 234 dwellings with access from Derby Road, to include drainage basins, open space, landscaping and pumping station – it was DETERMINED to object to the planning application – a separate report has been produced and will be available for residents to view on the website and noticeboards with the reasons for objecting, and if EBC determine to approve, requests for mitigation / conditions to be attached to the planning approval to minimise the impact of this on residents, wildlife, biodiversity

133/26 **Disclosable pecuniary Interests** - None

134/26 **Dispensations** - None

135/26 Minutes – the minutes of the 9 September 2026 meeting were approved as a true and accurate record and the Chairman signed the minutes accordingly

136/26 **Update on the progress from the minutes** – all actions completed / updated within these minutes

137/26 **Chairmans Report**:

Physical work around the leisure green towards realising a potential future for the area has finally started. The teen seating pod was finally removed a couple of weeks ago, thus removing a significant focus for anti-social behaviour whilst this morning brought the first tangible signs of expanding the car park with the removal of the MUGA. Some consideration over the depressed areas of ground is ongoing to develop a plan to allow safe carparking in those areas whist the ground which is disturbed during the MUGA removal will be temporarily reinstated to make it safe. The conifers and the fencing through which they have grown will be removed within the next couple of weeks which will considerably expand the available parking space whilst funding for a new MUGA is pursued. Sadly, the National Lottery awards declined to support this project which is desperately disappointing for us but there are still other potential sources under consideration. All the current work around the existing MUGA will hopefully be completed by the end of October.
Our clerk has also been exceptionally busy in bringing the management of the lettings of the Scout Hut (now to be known as Draycott Community Hall) into our immediate control as the scouts finally prepare to leave the village at the end of this month. New letting contracts have been arranged, electrical, fire safety and legionella tests have been undertaken or arranged, insurance has been extended and the utilities prepared for handover. Steps are also well underway for the relocation of the parish rooms to the community hall over the coming months.
The sports pavilion has seen two new steel doors fitted which have substantially improved the building security whilst funding support for modernising the changing and shower facilities is being sought through the FA. The parish council is also finalising the purchase of the public conveniences and the land adjoining them from EBC.
The planning application for the proposed housing development at Bankfields Farm finally arrived for all to see. The greenbelt crew have been busy in updating their documents and have held a drop-in session to help the public in making their representations to the borough council. The parish council will use the feedback from this group to help inform them of the predominant public opinion and of the appropriate stance to be taken in their submission to EBC. However, as has been previously been stated, if a development does gain approval then it is the parish council's duty to work with the developers but to act in the best interests of the existing and future residents of the village and to gain as much support for the village in accommodating and absorbing the projected substantial increase in the village population. The parish council has worked hard over recent months to consider what the village would need and to develop plans to this end.
As autumn shows its first signs of arriving DiB has been planning their winter and spring planting to keep the village looking vibrant and welcoming to all. Over the coming weeks the now tiring summer displays which have brought so much colour to us will finally be replaced with some new plants for us to enjoy. There is much still to do and quite probably some significant changes will be seen during the life of these next displays but Draycott has built a reputation for doing things.

138/26 **Clerks Report** –On 22/9, I attended the kick off meeting with Mellors and the Table Tennis Club for the works to develop the plans for the Table Tennis Club / Community Hub development works and have provided the stakeholder requirements list to them for the Community Hub to enable them to start the concept plans etc. I attended the Finance Seminar which was excellent especially the VAT presentations, of which we will need specialist advice to ensure that we comply with HMRC VAT rules for the Community Hub – this must be sought prior to any grant funding. The National Lottery Awards for all grant has been unsuccessful (£15k towards the new MUGA) but I had a very productive meeting with a representative from Derbyshire FA and there is a funding pot that we could apply to. The playarea gate nearest Hopwell Road is closing too quickly, on investigation, we believe the part has failed, we have

sent pictures to IAE as it was bought June 2025 for investigation. I am on leave from 2 October, returning to work on 13th October

139/26 **Anti-Social Behavior in the Parish** – usual issues

140/26 **Delegated actions taken by the clerk since the last meeting**:

a. Instructed A Kincade Electricals to conduct the 3 year Electrical Condition Test / Report on the Football Pavilion
b. Instructed IMC Fire to conduct a Fire Risk Assessment of Draycott Community Hall at a cost of £425.00 plus VAT

141/26 **Delegated planning decisions taken by the clerk since the last meeting**: non

142/26 **Planning decisions taken by Erewash Borough Council since the last meeting**:

a. PA/2026/0370, erection of a detached triple garage, front porch and side porch etc at 2 Arthur Street – REFUSED

143/26 **Erewash Borough Council Core Strategy update** – no updates received – carry item forward

144/26 **Actions required on Parish Council owned areas including grant funding where appropriate**:

a. Cemetery – no actions
b. Draycott Playing Fields – no action
c. Draycott Football Pavillion – the Derbyshire FA confirmed that there is a grant funding opportunity for up to £25k towards a MUGA and there is also another pot of up to £25k towards Pavilion Upgrades to make the space more female friendly such as cubicles in the showers, upgrading showers and toilets, upgrading the disabled toilet to include baby changing facilities etc – it was DETERMINED to progress the application for the MUGA
d. **Parish Rooms** – The purchaser is waiting on his pre planning meeting to provide the guidance on change of use of the building before he appoints a solicitor – this should be completed by mid-October, both parties will then appoint a solicitor
e. **Public Toilets** – awaiting quotes for the legal fees to purchase the toilets and the land to the side (village green), awaiting instructions from EBC that this can take place
f. **Millennium Green recreational area** – no actions
g. **St Chads Local Nature Reserve** – Friends of St Chads Working Party took place on 21st September, the next session will be on 5th October from 9.00am onwards
h. **Leisure Green** - a purchase order has been raised and the contract for phase 1 planning that will take the project to Outline Planning Permission application stage has been raised with 30% of the costs approved to be invoiced to the Parish Council and 70% to Draycott and Long Eaton Table Tennis Club. A meeting with Steve Birenshaw and James Dawson took place on 16/9 which was very positive and provided the process to follow and observations about the street scene, types of planning applications that could be made, pre application advice, and funding advice.

    i. **Table Tennis Club** – The council considered the table tennis clubs request to purchase the existing land underneath the existing club and the potential land that the extension will be on (subject to planning approval. The Council DETERMINED to defer the decision until the next meeting where hopefully all councillors will be in attendance
    ii. **Scout Hall**
        1. **3rd Party Hirers –** it was confirmed that the Falchions are continuing to hire on a Tuesday from Month to Month from 7.30 – 9.30pm and Dynamicmotif Dance on a Thursday from 3-8.30 (hours vary according to individual lessons) on a school term basis**.** Both hirers have completed

the booking forms and provided required proof of pubic liability, music license, safeguarding, risk assessments etc. Once the management of the building is embedded, the clerk will look to advertise the availability of the hall to hire

2. **Cleaning** – the current cleaner has resigned. An advert for a cleaner will be created and posted on social media with a closure date of 12th October. This role will be for a contractor with their own insurance etc
3. **Health and Safety –** a fire risk assessment has been conducted on 28/9 with no high risk items identified (we await the formal report), a hall risk assessment has been written and available on our website, 3rd party hirers public liability has been added to our insurance policy for one off hirers, it has been confirmed by EBC that we do not require a music license between the hours of 8am – 11pm (as a community hall we are exempt) The scouts have confirmed that they will arrange the Legionella Risk Assessment, fire extinguisher servicing (completed), emergency lighting fixes (29/9) and PAT Testing (completed) prior to handover on 30th September
4. **Policies –** it was determined to approve the lone working policy for a cleaner and the contractors working on site policy
5. **Lease –** after further investigation, the clerk advised that the former lease does not need to be legally surrendered as the lease expired on 24/2/2025 and as the new lease had not been executed therefore the process is a lease closure – by effluxion of time. The clerk has produced a Handover of Premises and Return of Keys Document to be agreed and signed by both parties on 30th September 2026. This will then be sent to Land Registry to with the application to remove Scouts from the Land Registry as a lease closure by effluxion of time of Title DY474173

iii. **MUGA –** phase 1 removal works started 28/9/26 and the fencing around the sunk section of the tarmac is being investigated by Bingham's it was agreed that a decision on the most cost effective solution will delegated to the clerk

iv. **Trees behind the MUGA / whole boundary line –** due to be removed w/c 12 October

v. **Teen Pod Removal –** removed 15/9/26

i. **Speed Indicator Device / Community Speed Watch** - no updates

145/26 **Grant Requests** – no requests received

146/26 **Grants applied for** – still waiting on the outcome of the grant applications to EBC (x2)

147/26 **Lease Renewals**

a. **Army Cadets Lease** – is being executed, the clerk has chased this again with our solicitor

148/26 **EBC Owned Assets in Draycott**, waiting on EBC to approve the revised Heads of Terms for the Public Toilets and Village Green only

149/26 **Insurance** – the revised quote from Clear Councils covers our fixed assets and hiring of the Draycott Community Hall (Scout Hall) for 3rd Party one off Hiring

a. The council RESOLVED to approve the payments and receipts schedule paid since the last meeting

i. Payments

Date	To Whom	Description	Total Cost
10/09/2026	Amazon Business EU	Invoice GB689P1ZABEI	£8.53
12/09/2026	Woodgrove Retail Ltd	Invoice XX6004A8Y9GGHT - no smoking signs	£5.21
11/09/2026	Amazon Business RU	Invoice GB68APGGABEI - Fire safety signs	£4.79
11/09/2026	Amazon Business EU	Invoice GB68APJZABEI - copier paper	£16.99
11/09/2026	Timpson Ltd	Invoice 004049 - 3 x keys for Pavilion	£18.00
14/10/2026	Everflow	Invoice 5942816	£56.61
14/10/2026	Everflow	Invoice 5942816	-£60.71
14/10/2026	Everflow	Invoice 5942816	£18.38
16/09/2026	HP Instant Ink	Invoice IIUKDN1136010599	£3.49
18/09/2026	GraspLet	Receipt #1433-6458 sim card for PF CCTV	£29.69
18/09/2026	Cloud Next Limited	Invoice 211717 website hosting	£119.98
22/09/2026	Roger Brown	Invoice YVH521150756 - dust pan	£8.99
22/09/2026	Clear Insurance Management Ltd	Invoice LCO02316	£3,521.18
24/09/2026	Attenborough Doors Ltd	Invoice 97535 - 2 new doors fitted	£4,161.60
28/09/2026	Paul Guyll	Invoice 242	£861.50
25/09/2026	St Chads Fishing Club	Litter Picking Fees for St Chads Water	£88.66
25/09/2026	Sheena Butcher	Salary including 97 hrs overtime	£3,675.56
25/09/2026	HMRC	Combined Tax / NI employee and employer	£1,682.87
25/09/2026	Derbyshire Pension Fund	Combined Pension contributions employee and employer	£1,171.57
25/09/2026	Sheena Butcher	Working from home allowance	£26.00
25/09/2026	Sheena Butcher	Milage for September	£33.00
28/09/2026	Microsoft Limited	Invoice GB-TI2604775659 MS Licence	£141.12
28/09/2026	Fox Grounds Maintenance & Landscaping Lt	Invoice 15181	£941.11
		Totals	**£ 16,534.12**

ii. Receipts:

Date	From Whom	Description	Total Amour
25/09/2026	Co Op Funeralcare	Additional inscription for plot 1372 - Sheldon	£ 25.00
27/09/2026	Scottish Power	Solar Export payment from 30/6/26 - 26/9/26	£ 42.12
		Total	**£ 67.12**

iii. Transfers between savings accounts to current accounts

Date	Account from	Account to	Amount transf	Reason
25/09/2026	HTB	Co Op	£ 15,000.00	For payments

b. Finance Statement and Bank Reconciliation

Financial Statement and Bank Reconcilliation for 28 September 2026 Meeting

Receipts budget v actual 2026 - 27

Row Labels	Sum of Amount	Sum of Budget	Budget V Current Receipt
Burial ground	£5,173.00	£4,500.00	£673.00
Grants / Playscheme		£0.00	£0.00
Misc Income (recharges)	£4.28	£1,500.00	£1,495.72
Rents - others	£2,669.11	£2,659.11	£10.00
Rents Football Clubs	£1,820.00	£1,800.00	£20.00
Rents St Chad's Water	£400.00	£400.00	£0.00
VAT Refund	£6,764.85	£6,500.00	£264.85
Precept	£124,736.20	£124,736.20	£0.00
Fishing Club donation of Guest Ticket Fees	£300.00	£200.00	£100.00
Banking / Interest	£1,343.14	£5,000.00	£3,656.86
Solar Export Payment	£100.76	£150.00	£49.24
Contribution from DPC Reserves		£24,798.41	£24,798.41
Room Hire - Scout Hall		£1,000.00	£1,000.00
Grand Total	**£143,311.34**	**£173,243.72**	**£29,932.38**

Payments budget v actual 2026 - 27

	Sum of Net	Sum of VAT (claimable)	Sum of Total Amount	Sum of Budget	Budget v Current Spend
Employment	**£24,987.01**	**£0.00**	**£24,987.01**	**£37,656.97**	**£12,669.96**
Clerks Salary	£14,900.91	£0.00	£14,900.91	£23,100.00	£8,199.09
Pension	£4,578.18	£0.00	£4,578.18	£7,257.10	£2,678.92
Tax /NI	£5,507.92	£0.00	£5,507.92	£7,299.87	£1,791.95
Events / Capital Spends	**£4,512.00**	**£707.40**	**£5,219.40**	**£13,250.00**	**£8,030.60**
Christmas Tree / Lights			£0.00	£6,000.00	£6,000.00
Dog Bags	£612.00	£122.40	£734.40	£750.00	£15.60
Donations / Grants			£0.00	£500.00	£500.00
Rememberance Sunday			£0.00	£1,000.00	£1,000.00
Other			£0.00	£1,000.00	£1,000.00
Playscheme	£3,900.00	£585.00	£4,485.00	£4,000.00	£485.00
Non_Recurring_Expenses			**£0.00**	**£1,500.00**	**£1,500.00**
Misc expenditure (recharges)			£0.00	£1,500.00	£1,500.00
PWLB_Repayments	**£1,697.38**	**£0.00**	**£1,697.38**	**£1,697.46**	**£0.08**
PWLB Repayments	£1,697.38	£0.00	£1,697.38	£1,697.46	£0.08
Repairs_and_Maintenance	**£36,056.89**	**£5,527.81**	**£41,584.70**	**£92,095.81**	**£50,511.11**
Cemetery maintenance	£2,762.31	£432.46	£3,194.77	£3,500.00	£305.23
Grass and hedge cutting	£5,466.73	£1,093.33	£6,560.06	£13,500.00	£6,939.94
Lengthsman Duties	£6,545.79	£2.96	£6,548.75	£13,624.00	£7,075.25
Litter Picking - St Chads Water	£620.62	£0.00	£620.62	£1,200.00	£579.38
Other maintenance	£201.51	£38.41	£239.92	£1,000.00	£760.08
Parish Rooms maintenance	£195.00	£39.00	£234.00	£500.00	£266.00
Pavilion maintenance	£3,532.49	£705.46	£4,237.95	£6,000.00	£1,762.05
Playground maintenance	£375.95	£75.19	£451.14	£4,000.00	£3,548.86
Tree, fence and path maintenance	£10,530.00	£2,106.00	£12,636.00	£24,319.51	£11,683.51
Leisure Green Upgrade	£1,042.50	£80.00	£1,122.50	£4,720.30	£3,597.80
Bin Bags			£0.00	£360.00	£360.00
CCTV Maintenance	£155.00	£31.00	£186.00	£1,000.00	£814.00
Public Toilets Maintenance	£8.99	£0.00	£8.99	£2,000.00	£1,991.01
Speed Indicator Device Maintenance				£500.00	£500.00
Defibrillators Maintenance				£1,000.00	£1,000.00
Rubbish Collection from EBC	£1,560.00	£312.00	£1,872.00	£1,872.00	£0.00
MUGA removal and car park ext	£3,060.00	£612.00	£3,672.00	£10,000.00	£6,328.00
Scout Hall Maintenance				£3,000.00	£3,000.00
Running_Costs	**£9,295.72**	**£213.27**	**£9,508.99**	**£17,403.71**	**£7,894.72**
Audit Fees	£792.40	£126.00	£918.40	£1,316.10	£397.70
Chairman's Allowance			£0.00	£200.00	£200.00
DMGT Insurance			£0.00	£0.00	£0.00
Mileage	£83.60	£0.00	£83.60	£125.00	£41.40
Newsletters / Subscriptions	£1,393.13	£0.00	£1,393.13	£2,500.00	£1,106.87
Office expenses	£743.45	£84.94	£828.39	£1,500.00	£671.61
Parish Insurance	£3,521.18	£0.00	£3,521.18	£4,262.61	£741.43
Training	£11.67	£2.33	£14.00	£1,500.00	£1,486.00
By-Election	£2,750.29	£0.00	£2,750.29	£6,000.00	£3,249.71
Utility	**£4,715.63**	**£578.40**	**£5,308.97**	**£9,639.77**	**£4,330.80**
Cemetery Rates	£283.15	£0.00	£283.15	£475.15	£192.00
Electricity – MUGA floodlights			£0.00	£288.96	£288.96
Electricity – Parish Rooms	£236.81	£11.87	£248.68	£641.71	£393.03
Electricity – Pavillion	£340.38	£17.04	£357.42	£816.04	£458.62
Water Charges – Parish Rooms	£183.06	£0.00	£183.06	£246.06	£63.00
Water Charges – Pavillion	£244.82	£0.00	£251.62	£401.64	£150.02
Website	£149.99	£29.99	£179.98	£285.97	£105.99
Water Charges - Public Toilets	£679.93	£0.00	£688.07	£974.91	£286.84
Electricity - Public Toilets			£0.00	£0.00	£0.00
Rent to EBC for Public Toilets	£2,400.00	£480.00	£2,880.00	£2,880.00	£0.00
Electricity - Scout Hall				£2,000.00	£2,000.00
Scout Hall Rates				£0.00	£0.00
Telephone & Broadband - Parish Room	£197.49	£39.50	£236.99	£629.33	£392.34
Telephone & Broadband - Scout Hall			£0.00	£0.00	£0.00
Waste Bin - Scout Hall				£0.00	£0.00
Water Charges - Scout Hall				£0.00	£0.00
Grand Total	**£81,264.63**	**£7,026.88**	**£88,306.45**	**£173,243.72**	**£84,937.27**

Summary

Balance as at 1st April 2026		
Co Operative bank account(s) balance	£	1,470.30
Public Sector Deposit Fund	£	63,500.00
	£	64,970.30
Less unpresented Chqs as at 31/3/2026	£	-
Balance as at 1st April 2026	**£**	**64,970.30**
Receipts		
Total Receipts to date	£	143,311.34
Payments		
Total payments to date	£	88,306.45
BALANCE		
Balance as 1 April +Receipts - Payments	£	119,975.19

Bank reconciliation

28/09/2026		
The Co-operative Bank current account balance	£	17,970.88
CCLA savings account balance	£	51,000.00
Hampshire Trust Bank savings account balance	£	68,000.00
Total monies	£	136,970.88
Minus payments not yet made	£	-
Plus payments not received at bank	£	-
Total	£	136,970.88
Bank Reconciliation difference	£	16,995.69

EARMARKED RESERVES

Earmarked Reserves	**2026-27**
General Reserves / Running Costs (3 months)	£ 18,000.00
By- election	£ 3,000.00
Pavilion replacement water system / showers	£ 2,000.00
Replacement of Play Area equipment / surfacing	£ 1,000.00
Parish Rooms and Pavilion upgrades	£ 2,000.00
Public Toilets Upgrades	£ 2,000.00
Car Park Repairs	£ 4,000.00
Cemetery Fence Replacement	£ 1,500.00
Leisure Green upgrade	£ 5,000.00
Total Reserves	**£ 38,500.00**

N.B there is a general placeholder amount of £2000 in Utility payments Electricity - Scout Hall, when we receive information from Scouts, this amount will be split into the relevant budgets for Scouts

c. Fixed asset register changes – no changes

150/26 Items for the next meeting – leases, sale or lease of land to the table tennis club, housing developments, leisure green re-development, Remembrance Sunday review

151/26 The next scheduled meeting will be on **Wednesday 11th November 2026**

152/26 The meeting closed at 20.35pm