

ROWSLEY PARISH COUNCIL

Clerk: Sian Bacon

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14th September 2020

Dear Councillor,

You are summoned to attend the Rowsley Parish Council meeting on **Monday 21st September 2020 at 7.30pm via Video call**

Members are asked to sign the attendance sheet for the meeting and to complete the Declarations Sheet for items other than Disclosable Pecuniary Interests (DPI). These will be available at the meeting.

Yours sincerely,



Sian Bacon

AGENDA

- | | <i>Report / Action
Required</i> |
|--|---|
| 1. Apologies for absence | To approve |
| 2. Declaration of Members Interests and including for dispensations from members on matters in which they have a Disclosable Pecuniary Interest
Please note:
a) Members must ensure that they complete the Declarations of Interest sheet prior to the start of the meeting in respect of items other than Disclosable Pecuniary Interests and must indicate the action to be taken (i.e. to stay in the meeting, to leave the meeting or to stay in the meeting to
b) make representations and then leave the meeting prior to any consideration or determination of the item)/ Where a Member indicates that they have a prejudicial interest, but wish to make representations regarding the item before leaving the meeting, those representations must be made under item (c) of Public Speaking.
The Declarations of Interests for matters other than Disclosable Pecuniary Interests will be read out from the Declaration Sheet – Members will be asked to confirm that the record is correct. | To note |
| 3. Public speaking
a) A period of not more than 10 minutes will be made available for members of the public and Members of the Council to comment on any matter.
b) If the Police Liaison Officer, a County Council, Peak Park or District Council Member is in attendance they will be given the opportunity to raise any relevant matter.
c) Members declaring an interest other than a Disclosable Pecuniary Interest who wish to make representations or give evidence under the National Association of Local Councils' (NALC) Code of Conduct shall do so at this stage. | To note and
action |
| 4. To determine which items if any of the Agenda should be taken with the public excluded. If the Council decides to exclude the public it will be necessary to pass a resolution in the following terms: -
Item no x To consider a resolution under the Public Bodies (Admission to Meetings Act 1960) to exclude members of the press and public in order to discuss the following item
Item no y. This item title will then be the item to be discussed with press and public excluded | |
| 5. To approve the Minutes of the Meeting held on 27 th July 2020 | To approve |
| 6. Matters Arising (non-decision making) <ul style="list-style-type: none">• Coronavirus village update• Planning• Recreation Ground items including car boot• Allotment items• Website Compliance• Correspondence – actioned as agreed• From previous meeting –<ul style="list-style-type: none">○ Playground is reopened with signage and all repairs are completed.○ The Allotment fence has been repaired○ The phone box has had the broken glass replaced○ Travellers have been assigned a temporary site at Tansley | Agenda Item 7
Agenda Item 8
Agenda Item 9
Agenda Item 10
Agenda Item 12
Agenda Item 13 |
| 7. Coronavirus Village Update | Update |
| 8. Planning Applications
New: <ul style="list-style-type: none">• Derbyshire Dales – None• Peak Park - None Existing: <ul style="list-style-type: none">• Peak Park:<ul style="list-style-type: none">○ NP/DDD/0317/0204 - Burntwood Quarry – variation of conditions – Pending○ DDD/1198537 - Stanton Moor Quarry – Determination of Conditions – Pending• Derbyshire County Council – Not Rowsley but neighbouring: | To note

To note |

- CM3/0918/49 -Stancliffe Quarry, Darley Dale - Formation of new access and road to existing quarry - Pending
 - CM3/0918/48 -Stancliffe Quarry - Amendment to condition 7, 10 & 11 of determined conditions approval R3/0699/17 (LET 7276). Relating to quarry permit 1390/9/2 (7 March 1952) - Pending
 - Derbyshire Dales – None
9. Bus stops, Recreation Ground and Playground
- Car boots continuing until the end of October To discuss
 - Tree works quotes To approve
 - Post for School Lane Playground Gate To approve
 - Councillor to do checks September, October and November To discuss
10. Allotments
- Unmaintained Allotment Plots To discuss
 - Allotment Spraying – The Clerk has booked a spraying of the paths To note
 - Allotment Fee review for 2021 – Appendix B To discuss
11. Finance and Audit
- Accounts to 20th July 2020 – Appendix A To note
 - NJC Pay Scales 2020/21 – Clerk salary increase from £11.91 to £12.24 To approve
 - S137 – none To approve
 - New expenditure to approve: To approve
 - Direct Payment - V Friend – Magazine delivery October & November - £60
 - Direct Payment – Clerk !/2 Yearly Office Payment - £100
 - Clerk Pay September inc back pay from April 1st as per NJC pay scales 2020/21- £333.30
 - HMRC – PAYE - £83.40
 - Expenditure to note: To note
 - Parish Magazine by Standing Order - £86
 - BT – Direct Debit – £21.60
 - A Carson – repairs to Children’s Play area, allotments & phone box - £990
 - Income to Note:
 - DCC – Quarterly Rent - £50
 - Car boot – £1981.00 To note
 - Interest - £0.34
12. Website Compliance with New Regulations
- To approve the Accessibility Statement To approve
13. Correspondence
- Derbyshire Dales District Council - Review of Electoral Ward Boundaries To discuss
 - Derbyshire Dales District Council – Weed Spraying To discuss
 - Derbyshire Dales District Council – Early Bird Garden waste collection scheme - £35 before end of January rising to £50 afterwards. To note
 - Peak District Park Authority - Revised parish statements To discuss
 - Derbyshire County Council – Local government reorganisation – Vision Derbyshire To discuss
 - A parishioner – requesting that the Parish Council request hedge maintenance from land owners via the Parish Magazine To discuss
14. DALC (circulated by email)
- Derbyshire Association of Local Councils - Annual General Meeting - Excellence Awards Ceremony - 11.30am - 20 October 2020 To note
15. Reading (circulated by email): All to be read
- Clerks and Councils Direct (magazine)
 - Peak District News and Views
 - Beeley Parish Council Agenda Papers
 - Rural Bulletins
 - Peak Park Parishes Forum Information
 - Rural Matters Newsletter
 - Peak Park Authority Press Releases
 - Derbyshire Dales District Council Press Releases
 - Neighbourhood Alerts
 - Friends of the Peak District Press Releases
16. Dates of meetings 2021/22 To discuss

DATES OF FUTURE MEETINGS - All meetings held at 7.30pm at a location to be confirmed due to coronavirus restrictions - MEMBERS OF THE PUBLIC ARE WELCOME TO ATTEND:

- Monday 23rd November 2020

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MINUTES

For the meeting held on Monday 27th July 2020 in Rowsley Village Hall

Councillors present:	Kath Potter	Victoria Friend	Apologies:	Richard Bean
	Kevin Rowney	Robert Hockley		Cllr Jason Atkin (DCC)
	Jo Wildgoose			Matthew Buckler (DDDC)
Others:	Sian Bacon (Clerk)			

PART 1 – NON CONFIDENTIAL ITEMS

Report / Action Required

1. Apologies for absence were received from Cllr Jason Atkin (DCC)
2. Cllrs Rowney & Wildgoose declared interest in Item 10 (Allotments).
3. Public speaking

Clerk

Village Hall

Cllr Friend reported that the village hall will be reopening the first week of September ready for the school going back. This allows for the committee to put in place all the necessary equipment such as sanitiser dispensers. The overall capacity is 21 which includes 9 in the WI and 7 in the kitchen. It has been organised that Badminton will not use the hall on Parish Council meeting nights so the Council may have the entire hall for their meeting.

Cllr Potter expressed the Council’s gratitude to Cllrs Friend and Rowney for all of the work they have done in getting the hall back up and running.

Cllr Friend reported that the hall had received a £10,000 grant from DDDC as part of their coronavirus support.

Cllr Potter expressed the Council’s thanks to Cllr Friend for working to get the grant. Cllr Rowney seconded this thanks to Cllr Friend noting it was entirely down to her that the grant was received. Cllr Friend noted that the DDDC deserves thanks for grant which will really support the hall at this time.

Cllr Wildgoose queried that sanitisers and other measures noting that she had seen examples elsewhere of people throwing used gloves and disposable masks on the street once they had left a building. She queried whether a bin could be made available to help prevent this?

Cllr Friend reported that there isn’t a bin at the moment but the committee will think about bin or signage to try and prevent this.

Chatsworth Road

Cllr Hockley reported that the same issues were occurring around the bins on Chatsworth Road being left out and the road surface is in very poor condition. The Clerk reported that she has passed these issues on and that Cllr Atkin (DCC) had sent her a phone number of Platform Housing who are now in charge of the area. They should be able to do the broken wall as well. Cllr Hockley also noted that there were two sizable trees on Chatsworth that are in need of pruning. The Clerk will report this to the District Council.

Clerk

Peak Park and Stanton Moor Solstice

Cllr Potter reported that she had attended the July National Park meeting where she had reported the issues with the rave on Stanton Moor on the Solstice. It was reported that Police had nowhere to go to the bathroom or get a drink and were there all day. There were 103 cars by the afternoon with more coming and so the road coming up from Darley Bridge was closed at 7 o’clock and the cars were then just abandoned and people were coming in large numbers through village with many coming from out of area. There were hundreds perhaps thousands of people attending.

Cllr Potter suggested sending a letter to the police and Peak National park thanking them for their work that day. Cllr Friend also suggested the letter be sent to landowners raising concerns about the issues experienced this year and requesting a plan be put in place for the 2021 solstice. Damage is being caused to the monuments and landscape on the moor.

Clerk

Cllr Potter noted that camping and fires are not allowed but people are doing this on the moor and surrounding area anyway. This will be added to the letter to the land owner.

4. There were no items on the agenda to exclude members of the press and public in order to discuss the following item under the Public Bodies (Admission to Meetings Act 1960).
5. The Minutes of the Meeting held on 1st June 2020 were approved. Approved
6. Matters Arising (non-decision making)
- Coronavirus Village update
 - Planning
 - Recreation Ground items including car boot
 - Allotment
 - Travellers
 - Correspondence – actioned as agreed
 - From previous meeting –
 - Phone Box on Chatsworth Road – Glass replacement – quotes have been received Clerk
 - Burial ground tree work – The Clerk has requested a quote from A6 Tree care so far but others will be sought. Clerk
7. Coronavirus Village Update
It was noted that with the restrictions lifting the village is becoming much busier again.
8. Planning Applications Noted
- New:
- Derbyshire Dales - None
 - Peak Park - None
- Existing:
- Peak Park:
 - NP/DDD/0317/0204 - Burntwood Quarry – variation of conditions – Pending
 - DDD/1198537 - Stanton Moor Quarry – Determination of Conditions – Pending
 - Derbyshire County Council – Not Rowsley but neighbouring:
 - CM3/0918/49 -Stancliffe Quarry, Darley Dale - Formation of new access and road to existing quarry - Pending
 - CM3/0918/48 -Stancliffe Quarry - Amendment to condition 7, 10 & 11 of determined conditions approval R3/0699/17 (LET 7276). Relating to quarry permit 1390/9/2 (7 March 1952) - Pending
 - Derbyshire Dales – None
9. Bus stops, Recreation Ground and Playground
- Rospa Inspection Feedback:
Some items in need of repair – The Clerk had requested quotes for repair
It was **RESOLVED** to accept Mr Carson’s quote of £750 to repair all of the issues arising from the Rospa report as listed below. Approved
 - both swings are showing cracks and the toddler swing has some more significant timber cracking.
 - Swings both require tightening of bars & corrosion treatment.
 - The wire on the left ladder is exposed and needs covering & the boards on the multi-play need tightening.
 - The fence is in need of some timbers replacing.
 - Rocking Chicken needs tightening and corrosion treatment.
 - A recommendation of another security post has been made to be positioned in front of the internal gate from the Children’s play area to the Recreation ground – it was agreed that the Clerk will look at retrieving 3 quotes. Clerk
 - Reopening of Children’s play area – It was **RESOLVED** to open the playground from Tuesday 28th July 2020 and accept the risk assessment prepared by the Clerk. The Clerk will place the approved signage around the area. Clerk
 - The Clerk will look for tree surgeon quotes for the removal of the dead silver birch tree in children’s play area and the damaged trees in the burial ground. Clerk
 - It was also **RESOLVED** to accept the quote of £40 to repair the phone box glass from Mr A Carson Approved
 - Items to consider and note:
 - Rec Ground sports pitch use and issues with car boot – some frictions appear to have been raised over where the car boot is parking on the recreation ground. The Councillors agreed to wait until one of the parties approach the parish council directly.
 - Placement of memorial bench on Recreation Ground – Cllr Potter will approach the person who requested the bench for a firmer idea and a written request to be sent to the Council. Cllr Potter
10. Allotments
- Damage to the fence behind plot 6 – it was **RESOLVED** to accept Mr Carson’s quote of £200 to repair the fence. Approved

11. Finance and Audit
- Accounts to 20th July 2020 – Appendix A Noted
 - Internal Auditors report for the financial year 2019/20 Noted
 - Dates for the Exercise of Public Rights – 1st September to 12th October 2020 Approved
 - To Approve the Annual Governance Statement 2019/20 Approved
 - To Approve the Annual Accounting Statement 2019/20 Approved
 - S137 – none
 - New expenditure to approve: Approved
 - Direct Payment– Haddon Estate – Rent for Playing Fields - £67.48
 - Direct Payment – Rospa Play Ground Inspection - £86.40
 - Direct Payment - V Friend – Magazine delivery October & September- £40
 - Direct Payment – Haddon Estates – mowing - £1136.66
 - Direct Payment – Mr B Wood – Internal Audit 2019/20 - £25
 - Expenditure to note: Noted
 - Clerk Pay by Standing Order Monthly- £285.84
 - HMRC – PAYE - £71.46
 - Parish Magazine by Standing Order - £86 (up £1 from last year) have changed to direct payments as only 10 a year
 - BT – Direct Debit – £21.60
 - Information Commissioners office – Data Protection Fee - £35 by yearly Direct Debit
 - Income to Note: Noted
 - o DCC – Quarterly Rent - £50
 - o Car boot – £1002.00
 - o Interest - £3.91
12. Website Compliance with New Regulations
- To approve work to update website – It was **RESOLVED** to accept Mr Cordingly’s quote to bring the website into line with the new regulations Approved
13. Travellers
- To discuss action taken by DDDC
 - It was reported that the barrier over Old Station Road Carpark has been put back up and the Travellers have moved on.
14. Correspondence
- Peak Park Annual Parishes Day – Saturday 3rd October 2020 – Kath Potter to attend whatever events are going ahead Cllr Potter
15. Reading (circulated by email): Noted
- Clerks and Councils Direct (magazine)
 - Peak District News and Views
 - Beeley Parish Council Agenda Papers
 - Rural Bulletins
 - Peak Park Parishes Forum Information
 - Rural Matters Newsletter
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- 21st September 2020
- 23rd November 2020

Rowsley Parish Council

Bank Rec. As at 14th September 2020

	RBS Current £	RBS Reserve £	Summary £
Cash Book : Bal b/fwd current A/C 1st April 2020	50.00	17,578.37	17,628.37
plus : receipts	10,032.50	2,981.48	
less : payments	-7,058.16		
To deposit	-2,974.34		
	<u>50.00</u>	<u>20,559.85</u>	<u>20,609.85</u>
Unpresented chqs		15.00	15.00
Unpresented receipts			0.00
Balance	<u>50.00</u>	<u>20,574.85</u>	<u>20,624.85</u>
Bank : Current A/C - 14/09/20	904.00	0.00	904.00
Deposit A/C - 14/09/20	0.00	19,720.85	19,720.85
			0.00
	<u>904.00</u>	<u>19,720.85</u>	<u>20,624.85</u>
difference	-854.00	854.00	0.00

Signed by Responsible Finance Officer

Date

Signed by Chairman

Date

Monthly Budget Monitoring

ROWSLEY PARISH COUNCIL		Year to Date at 14/09/20			Full Year Projection		
RECEIPTS & PAYMENTS ACCOUNT 2020/21		6					
Date	14th September 2020	Actual £	Budget £	Difference	Actual £	Budget £	Difference
Month	6	To Date	To Date	£	Projected	For Year	£
PAYMENTS	Administration						
	Clerk's salary	1,429.30	2,250.00	820.70	4,500.00	4,500.00	0.00
	Clerk's expenses	200.00	150.00	(50.00)	300.00	300.00	0.00
	PAYE	357.40	100.00	(257.40)	200.00	200.00	0.00
	Audit fees	25.00	70.00	45.00	140.00	140.00	0.00
	Hall Hire & Rent	0.00	50.00	50.00	100.00	100.00	0.00
	Subscriptions	279.06	95.00	(184.06)	190.00	190.00	0.00
	Communication including website and parish magazine	434.40	500.00	65.60	1,000.00	1,000.00	0.00
	Insurance	338.40	200.00	(138.40)	400.00	400.00	0.00
	Snow	0.00	0.00	0.00	0.00	0.00	0.00
	Training	0.00	25.00	25.00	50.00	50.00	0.00
		3,063.56	3,440.00	376.44	6,880.00	6,880.00	0.00
	Ground Maintenance						
	Grass cutting	2,273.32	1,500.00	(773.32)	3,000.00	3,000.00	0.00
	Recreation Ground	1,327.40	600.00	(727.40)	1,200.00	1,200.00	0.00
	Allotment	267.48	250.00	(17.48)	500.00	500.00	0.00
	Community Garden	0.00	250.00	250.00	500.00	500.00	0.00
	Bus Stops	0.00	75.00	75.00	150.00	150.00	0.00
	Footpaths	0.00	440.00	440.00	440.00	440.00	0.00
		3,868.20	3,115.00	(753.20)	5,790.00	5,790.00	0.00
	Safety	126.40	125.00	(1.40)	250.00	250.00	0.00
		126.40	125.00	(1.40)	250.00	250.00	0.00
	S137 Grants						
	S137 grants	0.00	1,000.00	1,000.00	2,000.00	2,000.00	0.00
		0.00	1,000.00	1,000.00	2,000.00	2,000.00	0.00
	Total Payments	7,058.16	7,680.00	621.84	14,920.00	14,920.00	0.00
	VAT	0.00	0.00	0.00	250.00	0.00	(250.00)
	Total Payments after VAT	7,058.16	7,680.00	621.84	15,170.00	14,920.00	(250.00)
		Actual £	Budget £	Difference	Actual £	Budget £	Difference
		To Date	To Date	£	Projected	For Year	£
	Grant	0.00	250.00	(250.00)	500.00	500.00	0.00
	Bank Interest	7.14	25.00	(17.86)	50.00	50.00	0.00
	Communication	60.00	250.00	(190.00)	500.00	500.00	0.00
	Allotment	87.50	125.00	(37.50)	250.00	250.00	0.00
	Recreation Ground	2,983.00	2,600.00	383.00	5,200.00	5,200.00	0.00
	Burial Ground	250.00	250.00	0.00	500.00	500.00	0.00
	DDDC Reimbursements	0.00	525.50	(525.50)	1,051.00	1,051.00	0.00
	Rent	100.00	100.00	0.00	200.00	200.00	0.00
	Footpath Grant	0.00	125.00	(125.00)	250.00	250.00	0.00
	Vat	0.00	150.00	(150.00)	300.00	300.00	0.00
	Total Receipts before precept	3,487.64	4,400.50	(912.86)	8,801.00	8,801.00	0.00
RECEIPTS	Precept	6,552.00	3,276.00	3,276.00	6,552.00	6,552.00	0.00
		10,039.64	7,676.50	2,363.14	15,353.00	15,353.00	0.00
		2,981.48	-3.50	2,984.98	183.00	433.00	250.00

26 AUGUST 2020

E01-20 | 2020-21 NATIONAL SALARY AWARD

The National Joint Council for Local Government Services (NJC) has agreed the new pay scales for 2020-21 to be implemented from 1 April 2020.

The annex below lists the new pay scales for clerks and other employees employed under the terms of the model contract including SCPs 50 and above. These calculations have been checked by the ALCC and are based on the changes agreed by the NJC. These should be applied from 1 April 2020.

Due to the introduction of the national living wage, the NJC agreement included the introduction of a new pay spine on 1 April 2019. Reference to the former pay scales has been removed. However, if you wish to see how the old spinal column points and scale ranges translated to the new scales, these are set out in E02-18.

SCP	1 April 2019		1 April 2020		Scale ranges
	£ per annum	£ per annum	£ per annum	* £ per hour	Based on SCP
1	£17,364	£9.02	£17,842	£9.27	Below LC Scale (for staff other than clerks)
2	£17,711	£9.21	£18,198	£9.46	
3	£18,065	£9.39	£18,562	£9.65	
4	£18,426	£9.58	£18,933	£9.84	
5	£18,795	£9.77	£19,312	£10.04	
5	£18,795	£9.77	£19,312	£10.04	LC1 (5-6) (below substantive range)
6	£19,171	£9.96	£19,698	£10.24	LC1 (7-12) (substantive benchmark range)
7	£19,554	£10.16	£20,092	£10.44	
8	£19,945	£10.37	£20,493	£10.65	
9	£20,344	£10.57	£20,903	£10.86	
10	£20,751	£10.79	£21,322	£11.08	
11	£21,166	£11.00	£21,748	£11.30	
12	£21,589	£11.22	£22,183	£11.53	LC1 (13-17) (above substantive range)
13	£22,021	£11.45	£22,627	£11.76	
14	£22,462	£11.67	£23,080	£12.00	
15	£22,911	£11.91	£23,541	£12.24	
16	£23,369	£12.15	£24,012	£12.48	

17	£23,836	£12.39	£24,491	£12.73	
18	£24,313	£12.64	£24,982	£12.98	LC2 (18-23) (below substantive range)
19	£24,799	£12.89	£25,481	£13.24	
20	£25,295	£13.15	£25,991	£13.51	
21	£25,801	£13.41	£26,511	£13.78	
22	£26,317	£13.68	£27,041	£14.05	
23	£26,999	£14.03	£27,741	£14.42	
24	£27,905	£14.50	£28,672	£14.90	LC2 (24-28) (substantive benchmark range)
25	£28,785	£14.96	£29,577	£15.37	
26	£29,636	£15.40	£30,451	£15.83	
27	£30,507	£15.86	£31,346	£16.29	
28	£31,371	£16.31	£32,234	£16.75	
29	£32,029	£16.65	£32,910	£17.10	LC2 (29-32) (above substantive benchmark range)
30	£32,878	£17.09	£33,782	£17.56	
31	£33,799	£17.57	£34,728	£18.05	
32	£34,788	£18.08	£35,745	£18.58	
33	£35,934	£18.68	£36,922	£19.19	LC3 (33-36) (below substantive range)
34	£36,876	£19.17	£37,890	£19.69	
35	£37,849	£19.67	£38,890	£20.21	
36	£38,813	£20.17	£39,880	£20.73	
37	£39,782	£20.68	£40,876	£21.25	LC3 (37-41) (substantive benchmark range)
38	£40,760	£21.19	£41,881	£21.77	
39	£41,675	£21.66	£42,821	£22.26	
40	£42,683	£22.18	£43,857	£22.79	
41	£43,662	£22.69	£44,863	£23.32	
42	£44,632	£23.20	£45,859	£23.84	LC3 (42-45) (above substantive benchmark range)
43	£45,591	£23.70	£46,845	£24.35	
44	£46,732	£24.29	£48,017	£24.96	
45	£47,896	£24.89	£49,213	£25.58	
46	£49,101	£25.52	£50,451	£26.22	LC4 (46-49) (below substantive range)
47	£50,318	£26.15	£51,702	£26.87	
48	£51,429	£26.73	£52,843	£27.47	
49	£52,869	£27.48	£54,323	£28.23	
50	£54,194	£28.17	£55,684	£28.94	LC4 (50-54) (substantive)
51	£55,544	£28.87	£57,071	£29.66	
52	£57,397	£29.83	£58,975	£30.65	

53	£59,244	£30.79	£60,873	£31.64	benchmark range)
54	£61,099	£31.76	£62,779	£32.63	
55	£62,967	£32.73	£64,699	£33.63	LC4 (55-62) (above substantive benchmark range)
56	£64,812	£33.69	£66,594	£34.61	
57	£66,679	£34.66	£68,513	£35.61	
58	£68,510	£35.61	£70,394	£36.59	
59	£70,246	£36.51	£72,178	£37.51	
60	£72,019	£37.43	£74,000	£38.46	
61	£73,835	£38.38	£75,865	£39.43	
62	£75,701	£39.35	£77,783	£40.43	

* Hourly rates

As per the national agreement, hourly rates are calculated by dividing annual salary by 52 weeks and then by 37 hours.

© NALC 2020

ROWSLEY PARISH COUNCIL

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Web: www.rowsleyparishcouncil.co.uk

ALLOTMENT TENANCY RULES

Rules and conditions

1. The Parish Council's allotment site is situated on Church Lane, Rowsley, opposite St Katherine's Church.
2. Any person who is resident in the Parish of Rowsley shall be eligible to become a tenant of an allotment garden. Vacant allotments are offered by the Parish Council to applicants in order of application on the waiting list. As a general rule, only one plot will be assigned to any one tenant. The allocation of any plot to a person residing outside the parish of Rowsley shall be at the discretion of the Council.

The tenant agrees to conform to the following conditions as part of their agreement with Rowsley Parish Council: -

3. To pay the rent, as determined by the Council, in advance and without deduction, unless otherwise agreed with the Council, on the 1st day of April in each year.
4. To use the Allotment Plot as a cultivated allotment garden and for no other purpose; trade and/or business is prohibited.
5. To keep all gates to the site closed.
6. To maintain the plot in a clean, well-manured, three-quartered cultivated and weed free state using techniques which do not cause long-term environmental damage.
7. To maintain in good repair any garden shed or greenhouse permitted to be erected. The maximum size that may be permitted, subject to the approval of the Council, which must be sought by the tenant in advance, will be 2m x 2m x 2m for a shed or 2.5m x 2.5m x 2m for a greenhouse.
8. To maintain any path or roadway, set out by the Council for use of occupiers, free from obstruction and encroachment and at the widths set by the Council, a minimum of 600mm for paths.
9. Not to underlet, assign or part with possession of any allotment plot occupied by the tenant or any part of it.
10. Not to cause any nuisance, annoyance or harassment (relating to race, gender, disability, age sexual orientation, religion or other matter). If proven, this will result in an immediate termination of the Tenancy by the Council, whose decision shall be final.
11. Not, without written consent of the Council, to cut or prune any timber or other trees or take, sell or carry away any mineral, gravel, sand, earth or clay.
12. Not to use any materials that could cause injury to others (e.g. barbed wire) as a fence adjoining any roadway or path set out by the Council for use by other tenants, nor to put any fence around any plot, and to protect hedges, fences and gates that are on the allotment site.
13. Not, without the written consent of the Council, to erect any building or structure, including any notice or advertisement, on any plot occupied by the tenant. Allowable exceptions are any pole, frame or cold frame, to be erected within the plot 450mm from any pathway.

14. Not to deposit, or allow any other person to deposit, any refuse or decaying material (except manure or compost in such quantities as may be reasonably required for cultivation) on any plot occupied by the tenant or on any other area of the site.
15. Not to bring or to permit to be brought on to the allotment site, any dog unless the dog is on a leash and under proper control.
16. Not, without the written consent of the Council, to keep any animals, bees or livestock of any kind upon any plot occupied by the tenant, nor on any part of the allotment site.
17. The Council has the right to refuse admittance to any person other than the tenant or member of their family unless accompanied by the tenant or member of their family. Children must be supervised within the confines of the tenant's plot.
18. No hosepipes or sprinklers are to be used.
19. Not to light a bonfire on any plot, or elsewhere within the allotment site.
20. Any case of dispute between the tenant and any other tenant on the site will be referred to the Council and the Council's decision in the matter will be final.
21. At any time, any officer of the Council or any Member of the Council is entitled to enter onto, and inspect, the plot occupied by the tenant, or shed or greenhouse on site.
22. The tenant will observe and perform any other special condition that the Council considers necessary to preserve the plot occupied by the tenant from deterioration.
23. To be friendly and harmonious to your fellow plot holders.
24. At the determination of the tenancy, the tenant will return the plot occupied by him/her to the Council in such state as meets the conditions of this agreement and that any tools or implements brought on site by the tenant are removed.

Change of Address/ Serving of Notices

25. The tenant must inform the Council of any change of address; failure to do so could result in termination of this Agreement.
26. Any notice to be served by the Council on the Tenant must be served either personally or by leaving it at the tenant's last known address, or by registered letter or recorded delivery letter addressed to him there, or by fixing a notice in a conspicuous manner on the tenant's plot.
27. Notices served by the Council under paragraphs 30, 31 and 32 below will be treated as properly served even if not in fact received.
28. Notices to be given by the tenant to the Council should be addressed to the Clerk, Sian Bacon, 7 South Park Avenue, Matlock, Derbyshire DE4 2FY or rowsleyparishcouncil@gmail.com or to such other address as the Council notifies in writing to the tenant.

Termination

29. This tenancy will determine on the rent day after the death of the tenant and may also be determined in any of the following manners: -
30. By either party giving the other twelve months previous notice in writing expiring on the 31st December in any year.
31. By re-entry by the Council at any time after giving one month's previous notice in writing to the tenant if: -

- (a) The rent is in arrear for not less than forty days
- (b) The tenant is not duly observing the rules relating to the allotment or any other Condition of the tenancy;
- (c) If it appears to the Council that the tenant of the allotment, not less than three months after the commencement of the tenancy thereof, is resident outside of the Parish of Rowsley.

32. By re-entry by the Council after giving three months' previous notice in writing to the tenant on account of the plot occupied by the tenant being required for:

- (a) Any purpose (not being use of the same for agriculture) for which it has been acquired or appropriated under any statutory provision; or
- (b) For building, mining or any other industrial purpose or for roads or sewers necessary to the connection with any of these purposes.

Rent Review

33. The rent may be varied by the Council giving notice to the tenant on or before the thirty first day of October in any year of the tenancy, such notice stating the annual rent to be payable for the plot occupied by the tenant.

34. The rent for this plot is £17.50 to be paid on the 1st April.

Signed:.....

Date:.....

ROWSLEY PARISH COUNCIL

Clerk: Sian Bacon

Phone: 07545704384

Email: rowsleyparishcouncil@gmail.com

Web: www.rowsleyparishcouncil.co.uk

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Rent Review

33. The rent may be varied by the Council giving notice to the tenant on or before the thirty first day of October in any year of the tenancy, such notice stating the annual rent to be payable for the plot occupied by the tenant.

34. The rent for this plot is £35 to be paid on the 1st April.

Signed:.....

Date:.....