

Eyam Parish Council

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Minutes of Eyam Parish Council meeting held Monday 27th October 2025 at 7.30pm in the Mechanics Institute.

Councillors present: Cllrs, Peter Silley (Chair), John Plant (Vice-Chair), Leslie Spittle, Kym West, Paul Wiles and Jeremy Wright.

In attendance: Colin Swindell (Clerk), Adrian Webster (Handyman), Cllr Peter O'Brien (DDDC) and 1 member of the public.

Item		Action by
1025/1 Apologies	Apologies were received from Cllr Mano Belivanis, Cllr Ian Jackson, Alasdair Sutton (DCC) and Cllr Simon Ripton (DDDC).	
1025/2 Variation of business	None.	
1025/3 Interests	None.	
1025/4 Public speaking	Cllr Peter O'Brien (DDDC) reported the following: - DDDC is currently looking at a potential site which can accommodate around 20-30 affordable houses. Discussions are ongoing with the landowner, but should an agreement not be reached, DDC may come back to look again at the Parish Council's scheme. - Cllr O'Brien referred to an email sent to the Parish Council from Paul Wilson (DDDC CEO) prior to the meeting. This was read out by the Clerk and the key points were as follows: • DDDC officers have commissioned a financial appraisal of the proposals submitted by Eyam Parish Council to determine their viability and deliverability. • G&CT Consultants Ltd (Gary Turner), acting on behalf of DDDC, are working to identify land opportunities for the delivery of affordable housing. As part of this commission, G&CT Consultants Ltd, an experienced QS, a development company who have appraised the proposals formulated by Peak Architects. A copy of the appraisal document was attached to the email. • In summary, the appraisal concludes that: 1. The total cost of delivering the housing scheme is £4,269,144. 2. The likely funding package allowing for Homes England grant input at £110,000 per unit is at a level which is not considered viable. 3. Having regard to a loan level which a Registered Housing Provider (RP) would define as viable the extra over subsidy required to ensure viability is £105,000 per unit. 4. The unit cost level at £355,762 and the funds to be sourced over and above Homes England grant are at an <u>unprecedented</u> level and would not be considered viable by an RP. 5. The pavilion cost is estimated to be £1,548,790. It is not known where funding would come from for this facility. 6. The total cost of the scheme is estimated to be £5,817,913. The balance after HE funding is £4,497,913.19 • Based on the above, the scheme by Peak Architects Ltd is not considered to be a viable and deliverable scheme. • DDDC remains committed to the delivery of an affordable housing scheme in Eyam and will continue to actively pursue other opportunities.	

	- G&CT Consultants Ltd has offered to provide the Parish Council with a detailed in-person briefing on his appraisal and the work that he is undertaking to identify alternative opportunities to meet local housing needs. If you can provide me with details of your forthcoming meetings. Agreed: The Clerk is to set up a meeting between the Housing Working Group, Paul Wilson and G&CT Consultants Ltd. - Further to the above, Cllr Wiles said that it needed to be clarified that the Eyam Parish Council wishes to the provision of social housing over affordable housing.	Clerk
1025/5 Approval of minutes	On the motion of Cllr Wiles, seconded by Cllr Plant it was agreed: The minutes of the Parish Council meeting held Monday 29th September 2025 be accepted as a true record. The minutes were signed by the Chair.	
1025/6 Council vacancy	Ms Rebecca Haywood was present at the meeting and expressed an interest in being co-opted to the Parish Council. On the motion of Cllr Silley, seconded by Cllr Plant, it was agreed: Ms Rebecca Haywood be co-opted as a member of Eyam Parish Council. Ms Haywood signed the Declaration of Acceptance of Office and joined the meeting.	
1025/7 Clerk's report	The Clerk reported the following actions and updates since the last meeting: Streetlight at Town Head, outside 3 Orchard Bank obscured by a laurel tree (FS-Case-562396255 and follow-up reference FS-Case-592138858) – The faulty light has been reported to DCC along with the need to still cut back the Laurel. Streetlight at Old Butchers – An email has been sent to DCC to ask when the streetlighting coloumn will be relocated. A response is awaited Footpath 16 – No update. The Clerk continues to pursue this with DCC PROW. Broken fingerpost at Churchyard entrance/Footpath 13 (FS-Case-733151561) – No update. DCC Highways Fault Tracker gives the status as 'In progress'. Condition of Footpath 13 through Churchyard (FS-Case-733152986) – No update. DCC Highways Fault Tracker gives the status as 'In progress'. Japanese Knotweed by the Eyam sign on the closed section of New Road (FS-Case-727255592) – No update. DCC Highways Fault Tracker gives the status as 'In progress'. Pollarding of trees on New Road (FS-Case-727251025) – No update. DCC Highways Fault Tracker gives the status as 'In progress'. Meeting with Cllr Hill – The Clerk has emailed Cllr Hill to request a follow-up meeting in Eyam to discuss highways related matters. No reply has been received and the Clerk has chased for a response. Printing and delivery of the Regeneration Project Q&A leaflet – The leaflets were delivered to Cllr Silley on 20th October 2025 and delivered by Cllr Silley in the days following. Feedback appears to be positive with several parishioners contacting the Clerk with comments and questions. Car park fencepost – This has been replaced by the Handyman.	

	- Fingerpost in The Square – The Handyman is making enquiries with a local joiner about replacing the timber signs. The Handyman is to also repaint the black and white coloumn. - Collapsed culvert – A start date is awaited from the contractor. - Replacement CCTV Annual Service – The Clerk has arranged for a second CCTV specialist to quote for the replacement camera and annual service. The current contractor - DDDC public toilet grant – The outcome of the grant application is still awaited. - Grit bin on Tideswell Lane – The replacement unit has been installed by the Handyman. The neighbouring residents are very happy.	
1025/8 Christmas lights	The Chair reported on his recent discussion with the Clerk regarding the purchase of Christmas lights and the connection to 2x DCC streetlights for the power supply. It was noted that if all the above orders and works were to be completed, there would be a short fall of £1,248.94 in the funds ringfenced for the project. It would mean, therefore, that only one power supply could be afforded at the time of the meeting, through funds raised by the Christmas Lights Group and the £4,000 pledged by the Parish Council. To enable the works to progress, the Clerk has been approached by an Eyam resident who has offered to act as a guarantor for the outstanding balance. Should the Christmas Lights Group fail to raise the remaining amount by the end of the financial year, it will be reimbursed to the Parish Council by the guarantor. Cllr Silley confirmed that he had seen written confirmation of the above and was satisfied for the Council to progress with the overall scheme. On the motion of Cllr Silley, seconded by Cllr Spittle, it was agreed: With the above guarantor in place, the Clerk is to order both sets of works by DCC to provide power from the streetlights.	Clerk
1025/9 Biodiversity Policy	Councillors considered a draft Biodiversity Policy and Action plan which was circulated to members prior to the meeting. A copy of the Biodiversity Policy and Action Plan is shown in Appendix 1025/A1. On the motion of Cllr Spittle, seconded by Cllr Plant, it was agreed: - The Biodiversity Policy and Action Plan be adopted. - Cllr Haywood and Cllr West are given delegated authority to purchase bulbs up to the £50.00 to plant on the steep embankment, a short way up the Lydgate, below the hedge of The Old Smithy.	Cllr West and Cllr Haywood
1025/10 Request for use of car park and toilets	Councillors considered a request from the Eyam Makers Market for use of the Market Hall between Saturday 22nd November and Monday 30th November 2025 On the motion of Cllr Plant, seconded by Cllr Spittle, it was agreed: - The correct insurance is in place and risk assessments are carried out by the organisers. - The Market Hall is to be returned as received – in a clean and tidy condition. - Any damage to Parish Council property is to be repaired to its original state and the cost met by the organisers. Action: The Clerk is liaise with the Handyman regarding the later closing time of the toilets.	Clerk

1025/11 Quote for replacement camera	Agreed: This item be deferred to allow the Clerk more time to get a second quote.																									
1025/12 Chair's visit to Parliament	Cllr Silley reported on his meeting in Parliament with John Whitby MP to discuss housing and the impact of holiday lets on community sustainability. On behalf of the Parish Council, Cllr Silley raised the following: - The rise in holiday lets in small rural communities is pushing up house prices, making it hard for young people and families to stay in the area they grew up. - The above threatens the sustainability of the community, particularly in respect of the viability of local schools and other facilities. - It must be accepted that some holiday lets are desirable to help promote tourism and support businesses. - It was suggested that planning laws be reviewed to make it mandatory to apply for 'change of use' should a residential dwelling be changed to a holiday let. - If the above was brought in, it would allow Councils to control the number of holiday lets appropriate to each community. Cllr Silley also used the meeting to discuss the impact of holiday lets specifically on Eyam and to discuss the Housing Regeneration Project. Agreed: Cllr Silley's report be noted.																									
1025/13 Village reports	- It was reported that the DCC grit bin on The Hillock is broken and needs replacing. Action: The Clerk to report the above to DCC. - It was reported that the Parish Council grit bin on Dunlow Lane is broken and needs replacing. Action: The Clerk is to purchase a replacement grit bin for Dunlow Lane. - The Clerk reported that DCC has offered to replace the bus shelter on Church Street, opposite the junction with New Close. The works will include associated ground works and will ensure the new shelter is fully accessible. The purchase and installation of the shelter will be funded by DCC, but Eyam Parish will continue to maintain it – as it has done previously. On the motion of Cllr Spittle, seconded by Cllr Plant it was agreed: The Clerk is to accept the offer from DCC, as set out above.	Clerk Clerk Clerk																								
1025/14 Finance	i. Approval of payments On the motion of Cllr Plant, seconded by Cllr Spittle the following payments were agreed: <table> <tr> <th>Payee:</th><th>Item of expenditure:</th><th>Amount:</th></tr> <tr> <td>Clerk and Handyman</td><td>Salaries, tax and pensions (Oct 2025)</td><td>£ 2,625.00</td></tr> <tr> <td>JA Porter</td><td>Cleaning (October 2025)</td><td>£ 450.00</td></tr> <tr> <td>EDF Energy</td><td>Market Hall electricity (October 2025)</td><td>£ 8.00</td></tr> <tr> <td>WM Eyre and Sons</td><td>Workwear and toilet rolls</td><td>£ 88.30</td></tr> <tr> <td>Ann Harrison</td><td>Cleaning materials</td><td>£ 26.60</td></tr> <tr> <td>Cooperative Bank</td><td>Bank charges</td><td>£ 30.00</td></tr> <tr> <td>Initial Washrooms</td><td>2x box of toilet rolls</td><td>£ 158.09 *</td></tr> </table> * Purchased by and to be reimbursed to the Clerk.	Payee:	Item of expenditure:	Amount:	Clerk and Handyman	Salaries, tax and pensions (Oct 2025)	£ 2,625.00	JA Porter	Cleaning (October 2025)	£ 450.00	EDF Energy	Market Hall electricity (October 2025)	£ 8.00	WM Eyre and Sons	Workwear and toilet rolls	£ 88.30	Ann Harrison	Cleaning materials	£ 26.60	Cooperative Bank	Bank charges	£ 30.00	Initial Washrooms	2x box of toilet rolls	£ 158.09 *	
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	ii. Income received <table> <tr> <td>Payee:</td><td>Item of income:</td><td>Amount:</td></tr> <tr> <td>Parishioners/business</td><td>Donations to Christmas lights</td><td>£ 2,355.00</td></tr> <tr> <td>Visitors</td><td>Public toilet honesty box donations</td><td>£ 216.04</td></tr> <tr> <td>Visitors</td><td>Car park honesty box donations</td><td>£ 507.06</td></tr> <tr> <td>Eyam Museum</td><td>Advertising fee (2025-26)</td><td>£ 1,000.00</td></tr> <tr> <td>Cooperative Bank</td><td>Bank interest</td><td>£ 472.80</td></tr> </table> iii. Budget and accounts monitoring The budget and bank reconciliation statement (as of 30th September 2025) was circulated to members – see Appendix 1025/A1	Payee:	Item of income:	Amount:	Parishioners/business	Donations to Christmas lights	£ 2,355.00	Visitors	Public toilet honesty box donations	£ 216.04	Visitors	Car park honesty box donations	£ 507.06	Eyam Museum	Advertising fee (2025-26)	£ 1,000.00	Cooperative Bank	Bank interest	£ 472.80	
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1025/15 Draft budget 2026/7	Councillors considered the first draft of the Clerk's budget 2026/27. Agreed: To note the draft budget 2026/27. Agreed: Councillors are to look over the budget ahead of the next meeting.																			
1025/16	i. Response to recent planning applications None. ii. PDNPA decisions on recent planning application. None.																			
1025/16 Correspondence	The following correspondence were considered and noted: - PDNPA – 2024/25 Impact Report - DALC- Newsletter (October 2025) - Claire Ward – Impact of Short-term holiday lets - DCC – Community News (13.10.2025) - Glorious Cycling Ltd - Glorious Gravel Peak District Event (15.11.2025)																			
1025/17 Next agenda	Agreed: The next agenda is to include the following items: - First draft of the budget 2026/27.																			
1025/18 Next meeting	Agreed: The next Eyam Parish Council meeting is to be held on Monday 24th November 2025 at 7.30pm in the Mechanics Institute.																			

The meeting closed at 9.30pm

DDDC – Derbyshire Dales District Council
DALC – Derbyshire Association of Local Councils

DCC – Derbyshire County Council
PDNPA – Peak District National Park Authority

Appendix 1025/A1

Budget and Bank Reconciliation Statement

Budget 2025/26

30th September 2025

Category of expenditure	Actual	Budget	Variance	2024/25
Salaries, pensions and PAYE	£ 13,563.16	£ 27,000	£ 13,436.84	£ 25,535.52
Administration and expenses	£ 76.15	£ 100	£ 23.85	£ 159.33
Handyman's supplies and equipment	£ 102.62	£ 550	£ 447.38	£ 97.19
IT and website	£ -	£ 100	£ 100.00	£ 16.00
Advertising	£ -	£ 150	£ 150.00	£ -
Room hire	£ 30.00	£ 250	£ 220.00	£ 294.00
Payroll services	£ 139.50	£ 160	£ 20.50	£ 132.00
Insurance	£ 1,340.79	£ 1,250	-£ 90.79	£ 1,099.37
Audit	£ 415.00	£ 500	£ 85.00	£ 400.00
Subscriptions	£ -	£ 425	£ 425.00	£ 429.30
Training	£ -	£ 500	£ 500.00	£ -
Cleaning	£ 2,968.02	£ 6,000	£ 3,031.98	£ 5,577.42
Washroom services and supplies	£ 2,439.46	£ 3,500	£ 1,060.54	£ 4,032.90
Market Hall electricity	£ 48.00	£ 150	£ 102.00	£ 96.00
Defibrillator maintenance	£ -	£ 300	£ 300.00	£ -
CCTV maintenance	£ 375.00	£ 500	£ 125.00	£ 365.00
Footpaths	£ -	£ 300	£ 300.00	£ -
Maintenance and contingency	£ 696.06	£ 2,000	£ 1,303.94	£ 19,071.90
Elections	£ 125.00	£ 300	£ 175.00	£ -
Donations	£ 250.00	£ 1,200	£ 950.00	£ 2,075.00
PWLB loan repayments	£ 3,179.93	£ 6,360	£ 3,180.07	£ 6,359.86
Bank charges	£ 60.00	£ 200	£ 140.00	£ 120.00
Flood Prevention	£ -	£ 1,000	£ 1,000.00	£ -
Christmas lights	£ -	£ 1,000	£ 1,000.00	£ -
Total expenditure:	£ 25,808.69	£ 53,795.00	£ 27,986.3	£ 65,860.79
Income				
Parish precept	£ 50,250.00			£ 43,695.00
Donations (facilities)	£ -			£ 1,485.14
Donations (Christmas lights)	£ 2,950.00			£ -
Grants	£ 250.00			£ -
Eyam Museum (Advertising)	£ -			£ 1,000.00
Grant - UK Shared Prosperity Fund	£ -			£ 14,895.00
Co-Operative Bank shares	£ 5.13			£ 4.46
Co-Operative Bank interest	£ 512.74			£ 1,169.31
VAT reclaim (2024/25)	£ 4,697.67			£ 530.53
Total income:	£ 58,665.54			£ 62,779.44
Balance 2025/26 (incl VAT paid)	£ 32,193.29			-£ 7,779.02

Bank Reconciliation

30th September 2025

Cash Book		Bank	
Balance from 2024/25	£ 45,936.37	Unity Trust Current Account	£ 10,000.00
Plus receipts	£ 58,665.54	Unity Trust Instant Access Account	£ 30,000.00
Less payments	-£ 25,808.69	Coop Current Account	£ 10,000.00
Less VAT paid	-£ 663.56	Coop Reserve Account	£ 31,983.98
	£ 78,129.66	Plus unrepresented receipts	£ -
		Less unrepresented cheques/payment	-£ 3,854.32
			£ 78,129.66

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Biodiversity Policy

The Role of the Parish Council

The Parish Council has an important leadership role to play in creating a sustainable community Environment where biodiversity can thrive.

The Parish Council recognise its existing and future responsibilities both to conserve and promote biodiversity and to take positive action through innovation in the management of open spaces and verges, as well as conservation of our natural areas.

The Parish Council will strive to lead by example in positively managing the village's treasured and unique habitats.

About Biodiversity

Thriving biodiversity and sustainable ecosystems are essential for our survival and wellbeing and biodiversity losses are unprecedented.

Biodiversity is the collective term for the variety and abundance of forms of life found in an area, including animals, plants, fungi and microorganisms like bacteria. Each of these species and organisms work together in ecosystems to maintain, balance and support life.

Biodiversity supports everything in nature we need to survive including, food, oxygen, clean air and water.

What The Council Will do to Promote Biodiversity

1. The Parish Council will, as far as is possible, conserve and promote the biodiversity of the land it manages. It will adopt beneficial practices with regarding to cutting and removal of vegetation, application of chemicals and timing of maintenance work. Special care will be taken in the specification of grounds maintenance contracts to ensure that the work, whilst reaching acceptable standards, does not harm the natural environment.
2. The Parish Council will work in partnership with other organisations to protect, promote and enhance biodiversity within areas of the parish.
3. The Parish Council will, wherever possible, raise public awareness of biodiversity issues as part of its leadership role within the local community.
4. The Parish Council will involve the community in promoting biodiversity and living areas on its land including, for example, tree planting, developing living areas and wilding areas.
5. The Parish Council will communicate information and raise awareness of biodiversity through its website
6. The Parish Council, when commenting on planning applications, will support site and building design that benefits biodiversity through the conservation and integration of existing habitats or provision of new habitats. It will support protection of sensitive habitats from development and will consider whether the development would mean the loss of important habitats for wildlife in respect of all applications.
7. The Parish Council will keep an up-to-date Biodiversity Action Plan which will aim to enhance biodiversity on areas of common land. A copy of the Action Plan is attached to this policy document.

Biodiversity Action Plan

Improving Common Land

Most of the patches of common land in the village are grass covered. Some are used by the community for well-dressing and similar activities. Starting in 2025, we will identify one piece of common land each year that has potential for improvement without restricting customary usage. We will inform the village of our objective and invite them to contribute ideas and/or help with implementation.

October 2025

The first piece of land to be addressed is a small area of steep embankment, a short way up the Lydgate, below the hedge of The Old Smithy. It is not used by the community. The proposal is to improve the biodiversity through planting of pollinator friendly flowers and/or bulbs requiring minimum maintenance.

- Parish council to agree a sum for the purchase of plants/bulbs.
- Consult with the owners of the adjacent property
- Invite ideas from the community
- Agree the approach
- Agree a day(s) for planting.