

BETLEY, BALTERLEY & WRINEHILL PARISH COUNCIL

Parish Councillor – you are summoned to attend a Council meeting on
**Thursday 27th April 2017 at 7.30pm at the Village Hall
(Committee Room), Betley**

Gwyn Griffiths
Clerk & RFO
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AGENDA Thursday 27th April 2017

1. Apologies for absence
2. Declaration of Interest in Items on the Agenda
3. To approve the minutes of the meeting of 23rd March 2017
4. Public participation in any item on the Agenda
5. Reports
 - a) Chairman & Vice-Chairman
 - b) Clerk
 - c) County Councillor
 - d) Borough Councillors
 - e) Representatives on outside bodies
6. Clerk to report on matters dealt with as Urgent Business since the last meeting
7. To consider any planning applications to hand at preparation of agenda
 - 17/00107/FUL Single storey front extension, Yew Tree Farm, Common Lane, Betley for Mr Paul Cammack
 - 17/00188/FUL Building to provide domestic garage and home office, Hazelwood Barn,
Balterley Green Road, Balterley for Mr T Threadgold
8. To receive the results of planning application determinations received
9. To consider any further planning applications, planning appeals/enforcement issues, progress of previous planning applications and other planning matters
 - To consider issues relating to activities at Doddlespool and actions by regulatory authorities
10. To consider arrangements for the Annual Electors' Meeting on 18th May
11. To receive and consider the final account for works to extend the burial ground
12. To consider the level of the Parish Council's contribution to maintenance of

The burial ground

13. To consider any progress in relation to the commuted payment in respect of the Blue Bell site
14. To consider progress on bringing Laudy Croft to a beneficial use and any maintenance requirements
15. To consider the issue of heavy vehicles travelling through the parish
16. To consider progress on the preparation of a Neighbourhood Plan
17. To consider the state of pavements and general condition of highways within the parish
To note complaint received regarding pavements in East Lawns
18. To consider pedestrian safety on Bowhill Lane/ Church Lane
19. To consider Speed Monitoring Issues
20. To consider the Council's position in relation to any maintenance obligations/ undertakings in respect of Common Lane *Note. The Council may feel it appropriate to exclude the press and public during consideration of this matter*
21. Area Issues : a) Balterley b) Betley c) Wrinehill
22. Highway Matters
23. Correspondence
24. Financial Matters
 - a) Applications under the Community Chest Scheme
 - b) Applications for financial assistance
 - c) Payment of Invoices
 - d) To receive the Financial & Bank Statements
25. Memorial Garden: to consider any necessary works
26. To consider council communication
27. Any items for next/ future Agenda
28. Date of next scheduled meeting: Thursday 27th April 2017

BETLEY, BALTERLEY & WRINEHILL PARISH COUNCIL

Minutes of the meeting held on 23rd March 2017

62/17 PRESENT:

Cllrs Robert Bettley-Smith, Mandy Berrisford, Seb Daly, Graham Ecclestone, Dave Hales, Richard Head, Mark Morris, Frank Speed, Jo Thomas (from min.65), Terry Townsend, Ian Walton and Chris Watkin (from min.70).

63/17 IN ATTENDANCE:

Gwyn Griffiths (Clerk).

64/17 Apologies for late arrival had been received from Cllrs Thomas and Watkin.

An apology for absence had also been received from County Cllr Loades.

Nothing had been received from the Borough Councillors. Members noted the continuing absence of apologies from the Borough Councillors.

65/17 Members considered the declaration of interests in agenda items.

The following members each declared a prejudicial interest in planning application 17/00139/AGR from Mr Dennis Morris, for the reasons listed:

Cllr Morris (family member), Cllr Bettley-Smith (recent business transaction), Cllrs Daly, Hales & Speed (close association with applicant).

All other members declared a personal interest in the same matter through acquaintance with the applicant and his family.

[Cllr Thomas joined the meeting during this item]

66/17 **RESOLVED that the minutes of the meeting of 23rd February 2017 be approved as a true record and be signed by the Chairman.**

67/17 There were no members of the public present to participate in public participation.

68/17 The Chairman reported on actions since the last meeting.

He noted the recent death of former Parish Councillor and Parish Council Chairman John Price who had served the Council and other local organisations, notably the Village Hall Committee, over many years.

Members observed a minute's silence in tribute.

The Chairman advised members of progress on the issue of replacing the roadstone which had been deposited on Common Lane and incorporated into the works to the gateway to the Laudy Croft site. Agreement had been reached with a representative of local residents under which four tons of material had been obtained, two and a half of which had been funded by the Parish Council, as previously agreed.

During discussion of this matter claims had been made regarding undertakings given by the Parish Council in the past and various obligations which might fall to the Council. However no documentary evidence had been provided and it was not possible to progress the matter in the absence of such evidence.

RESOLVED that the Clerk write to the resident who had raised these points asking for documentary evidence for the matters raised which the Council would then be able to consider at its April meeting.

Other matters would be considered later on the Agenda.

69/17 The Vice-Chairman indicated that he was still waiting for Cllr Loades to offer a date for a site meeting to discuss traffic issues in Bowhill Lane/ Church Lane.

[Cllr Watkin joined the meeting at this point and declared a personal interest in planning application 17/00139]

70/17 The Clerk reported on the following matters.

He advised members that the Council's contractor had confused the works requested using the highways budget and had carried out, and invoiced for, more work than had been commissioned. Options for dealing with the matter were discussed.

RESOLVED that the Clerk write to the contractor indicating that, at this stage, the Council could only meet work to the value of £1,400 as contracted. However, since the additional works would have been carried out in the 2017-18 financial year, the Council would be prepared to pay the remainder of the invoice in that financial year.

He had received the Notice of Election for a County Councillor to represent the Newcastle Rural Ward of which the parish formed a constituent part. He understood that Cllr Loades would not be seeking re-election.

71/17 The Clerk advised members that the County Councillor had presented an apology but no report. No information had been received from the Borough Councillors.

RESOLVED that the Council express its disappointment regarding the lack of any reports.

72/17 The Clerk advised members of Urgent Business dealt with since the last meeting.

As recorded in the Financial Statement he had authorised and arranged payments in connection with the Neighbourhood Plan.

73/17 Members considered the following planning application.

[Having each declared a prejudicial interest in this application Cllrs Bettley-Smith, Daly, Hales, Morris and Speed withdrew during consideration of this item Cllr Head took the Chair.]

17/00139/AGR Agricultural building to house tractor, machinery and livestock, land rear of 6 Brassington Terrace, Den Lane, Wrinehill

RESOLVED that the Parish Council has no objection as the proposal appears to be necessary for agricultural use and does not appear to have any adverse impact on the Green Belt.

74/17 Members considered the following planning application.

17/00170/FUL Two storey rear extension, WindyNook, Den Lane, Wrinehill

RESOLVED that the Parish Council has no objection.

75/17 The Clerk reported on the following Planning Decision Notices:
16/01080 Outbuilding, The Old Wood, Betley Hall Gardens - PERMITTED
17/00016 Extension, 5 Rodger Avenue, Betley - PERMITTED

76/17 The Clerk advised members of the receipt of a late planning application and invited members to consider how it should be dealt with.

RESOLVED that the application be considered at this meeting.

77/17 Members considered the following planning application.

17/00086/FUL and 17/00087/LBC Rear garden room, rear canopy/veranda, patio area, pizza/bread oven, Lime View, Main Road, Betley

RESOLVED that the Parish Council has no objection.

78/17 Members considered ongoing planning and environmental issues in the Doddlespool area. The Chairman had advised all members of representations received and correspondence involving the relevant regulatory authorities: the Environment Agency, County Council, and Borough Council. As these bodies had either concluded that they had no relevant involvement, or that there was no significant hazard, there was nothing further the Parish Council could do.

[Cllr Daly indicated that, having declared a prejudicial interest in this matter he would leave the meeting if there was any substantive discussion on the above business. As the matter was simply a report on correspondence received with no discussion or decision he did not withdraw.]

79/17 Members considered a report on the recent meeting with officers of the Borough Council attended by the Chairman, Cllr Thomas and the Clerk on the use of the commuted sum paid in lieu of the provision of affordable housing on the Blue Bell site.

In view of the nature of the discussion it was **RESOLVED that the press and public be excluded during consideration of the following item under the provisions of the Public Bodies (Admission to Meetings) Act 1960 and Section 100A (Schedule 12A Part I) of the Local Government Act 1972 in that it relates to potential contractual arrangements for the supply of goods and services, and/or potential legal proceedings by or against the authority, and that it is considered to be in the public interest to exclude.**

80/17 The Chairman provided members with a summary of the meeting highlighting the following points:

That the commuted sum was only available to assist a renting option provided by a Registered Social Landlord (RSL);

The commuted sum had been allocated to a Borough-wide pool, and there was a danger of the money being lost to a "higher value" scheme elsewhere in the Borough;

The only available site on which such a scheme could be progressed was the Wrinehill Garage site, and this would require the co-operation of both the landowner, any developer, and an RSL;

In the future the Neighbourhood Plan could offer a route by which need/demand could be assessed and policies developed to strengthen the Parish Council's hand in future cases.

RESOLVED a) that the Chairman undertake to establish ownership of the Wrinehill Garage site;

b) that the Clerk write to the landowner seeking their participation in developing a role for RSL-managed affordable housing on the site;

c) that, in the event of landowner interest, the Clerk write to RSLs seeking their participation in such a scheme.

81/17 **RESOLVED** that the press and public be readmitted.

82/17 Members considered issues relating to the Laudy Croft site, in particular the options for furnishing the site with benches and picnic tables as previously agreed.

RESOLVED that the seats and picnic tables be installed on robust flagstone bases using the Council's usual contractor and that the Clerk be authorised to arrange and commission such works within the agreed budget.

83/17 Members considered complaints received regarding changes to the refuse collection arrangements and an e-mail from Borough Cllr Frankish outlining the background to the issue and the proposed future arrangements.

RESOLVED that the Parish Council is concerned that the proposals will be seriously inconvenient for affected residents, will reduce recycling rates, and could cause obstructions but that responsibility lies with the Borough Council, and therefore urges residents to lobby their Borough Councillors.

84/17 Cllr Head reported on progress on the development of a Neighbourhood Plan. Distribution of the Questionnaire had now been completed and approximately 125 responses had been received.

85/17 Concern was expressed at the seemingly random nature of the pavement repairs carried out in Betley with many of the worst areas untreated. Members were particularly concerned at a number of accidents which had occurred on East Lawns, The Wilderness and opposite the Village Hall.

86/17 There was nothing further to note regarding the traffic safety issues around the school. Members were disappointed that the long-awaited report was not available and that there had been no update from Cllr Loades.

87/17 Cllr Townsend advised members of his preferred option for the purchase of portable speed monitoring equipment which was reviewed by members.

RESOLVED that the Swarco MVAS2 equipment be purchased along with necessary ancillary equipment in the sum of £3,230.16 net, to be funded from budget provision and balances.

88/17 Area issues raised by members were considered. There were no matters requiring decision.

89/17 The Clerk tabled correspondence received since the last meeting.

90/17 The Clerk submitted to members a list of invoices to hand and payments due, and the Financial and Bank Statements to date.

91/17 **RESOLVED** a) that the Council notes the following payment, authorised under the Urgent Business procedure:

J Bailey	Neighbourhood Plan (website)	£ 30.00	1275
Royal Mail	Neigh Plan (Freepost Licence)	£ 114.00	1276

Design Office Neigh Plan (Printing of Questionnaire) £1,002.96 1277

b) that the Council authorises payment of the following:

Betley Village Hall Committee Hall hire (Neigh Plan) £ 18.00 1278

Shires Pay Services Payroll Services £ 16.00 1279

Note: Cheque 1280 was cancelled due to error in completion

G Griffiths Salary/ Expenses £ 616.13 1281

Audley Builders Merchants Supply of roadstone (L Croft) £ 73.50 1282

Swarco Traffic Ltd Speed Monitoring Equipment £1,170.00 1283

J Harding & Son Highways maintenance £1,400.00 1284

c) that the Financial Statement be received;

d) that the Bank Statements be noted, and the reconciliation verified and be signed by the Chairman.

92/17 Members considered any necessary works at the Memorial Garden.

RESOLVED that the Working Group arrange the removal of the lighting looms as soon as ground conditions are appropriate.

93/17 Members considered matters relating to council communication.

94/17 Date of next meeting: Thursday 27th April 2017.