

BETLEY, BALTERLEY & WRINEHILL PARISH COUNCIL

Parish Councillor – you are summoned to attend a Council meeting on
**Thursday 25th July 2019 at 7.30pm at
Betley Village Hall (Committee Room)**

Gwyn Griffiths
Clerk & RFO
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AGENDA Thursday 25th July 2019

1. Apologies for absence
2. Declaration of Interest in Items on the Agenda
3. Public participation in any item on the Agenda
4. To consider the filling of the vacancy for a councillor in the Balterley Ward
5. To approve the minutes of the meeting of 27th June and 11th July 2019
6. To review Action Points from the previous meeting
7. To consider policing issues with Chief Inspector Clair Langley
8. Reports
 - To receive any reports
 - a) Chairman & Vice-Chairman b) Clerk c) County Councillor d) Borough Councillors
 - e) Representatives on outside bodies
9. Clerk to report on matters dealt with as Urgent Business since the last meeting
 - Betley Scarecrows Event
10. To consider any planning applications to hand at preparation of agenda
 - 19/00536/FUL Formation of pitched roof over existing pool and extension to form additional kitchen area, store, energy house and gym, White Oaks, Main Road, Betley for Mr Paul Jackson (papers to Cllrs Bullock & Watkin)
11. To receive the results of planning application determinations received

12. To consider any further planning applications, planning appeals/enforcement issues, progress of previous planning applications and other planning matters
13. To consider the Council's role in marking the 75th Anniversary of the conclusion of World War II.
14. To consider any issues relating to HS2
15. To consider progress on the preparation of a Neighbourhood Plan and related issues (if any)
arising from the Newcastle and Stoke-on-Trent Joint Local Plan.
Approval of Draft Neighbourhood Plan for informal consultation.
16. To consider matters relating to speed monitoring including Community Speed Watch and Speed Indicating Devices
17. To consider any issues relating to Council property or assets
 - Sandy Croft
 - Maintenance
 - Traffic and parking issues
 - Memorial Garden
 - Memorial plaques
 - Condition of Cedar tree
 - Christmas Lighting
18. Area Issues : a) Balterley b) Betley c) Wrinehill
19. Highway Matters
20. Correspondence
21. Financial Matters
 - a) Applications for financial assistance
 - b) Payment of Invoices
 - c) To receive the Financial & Bank Statements
22. To consider council communication
23. Any items for next/ future Agenda
24. Date of next scheduled meeting: Thursday 26th September 2019

BETLEY, BALTERLEY & WRINEHILL PARISH COUNCIL

Minutes of the meeting held on 27th June 2019

170/19 PRESENT:

Cllrs Seb Daly, Mandy Berrisford, Neil Bullock, Richard Head, Tony Reah, Frank Speed, Ian Walton and Chris Watkin.

171/19 IN ATTENDANCE:

Borough Cllr G White.

Four members of the public.

Gwyn Griffiths (Clerk).

172/19 Apologies for absence had been received from Cllrs Bettley-Smith (family), Ecclestone (away) and Hales (away). An apology had also been received from County Cllr Northcott and Borough Cllr S White.

173/19 Members considered the declaration of interests in agenda items.

Cllrs Daly and Speed indicated that they would declare prejudicial interests in Item 11 (planning issues at Doddespool) in the event of any substantive discussion through their professional connection to the landowner. Cllrs Berrisford, Daly and Watkin each declared a personal interest in planning application 00928 through friendship with the applicant.

174/19 No members of the public wished to engage in public participation.

175/19 The Clerk confirmed that he had been notified by the Borough Council that no request for an election having been received the Parish Council could now co-opt to fill the vacancy created by the resignation of Cllr Terry Townsend (Balterley Ward).

RESOLVED that the Council's usual procedure for co-option be followed at the July meeting.

176/19 **RESOLVED that subject to the corrections set out below the minutes of the meeting of 23rd May be approved as a true record and be signed by the Chairman.**

CORRECTIONS: Min. 140/19 (b) "Advirory" to read "Advisory";

Min. 141/19 "requirement" to read "obligation";

Min. 161/19 "thuis" to read "this".

177/19 Members reviewed the list of Action Points from the May meeting, all of which appeared to have been addressed.

178/19 Neither the Chairman nor Vice-Chairman had anything to report that wasn't otherwise covered by the agenda. The Clerk had nothing to report.

179/19 Borough Cllr White presented his report to the meeting, which included the following:

A plan was now in place for the town centre, which would include benchmarking against similar market towns; visits were already under way. The Council was moving to eliminate the use of single use plastics in council properties by 2023.

Cllr Simon White had been elected Mayor for 2019-20 and as a consequence Cllr Gary White would be taking on more ward duties and would be the initial point of contact for local issues.

Ward issues had been limited of late though he was supporting a resident with concerns regarding pavements. A further application for a farm manager's dwelling had been submitted which he would "call in". Concern had also been expressed that the footway between Wrinehill and Madeley was impassable. This had been raised by the Parish Council, but was outwith their area of responsibility.

180/19 The Council's representatives on outside bodies presented their reports.

Cllr Head advised that there was nothing significant to report in respect of the Village Hall, following the successful reopening of the refurbished play area on Sunday 12th May.

Cllr Bullock had attended his first meeting of the Safer Neighbourhoods Panel that day and felt that although it was early days it could be a useful body.

PC Moore was in attendance and advised that it was intended that the police would now attend all meetings of the Parish Council to report on policing issues and to respond to any issues raised. He advised that in the previous month there had been one road traffic collision and one incident where a local building was left unsecured. The police and local highways officers were reviewing speed limits in Balterley following recent incidents there.

Cllr Daly reported that the school had received the results of its recent OFSTED Report, which rated the school as Good and close to Outstanding.

181/19 As a member of the public was present to discuss marking VE Day anniversary in 2020 the Chairman suggested that the relevant agenda item be brought forward. This was agreed by members.

182/19 The member of the public was invited to share his thoughts on marking the 75th Anniversary of VE Day in May 2020. He asked whether the event should be marked? There had been a very successful event in 1995, but 25 years had passed. There was a need to consider how the moment in history could be marked, but also the degree to which the community would become involved. He was keen, but were others? The events in 1995 had been led by the Parish Council; he was not putting forward any proposal but there was a need to start thinking about what might be appropriate.

Members considered the matter and it was :

RESOLVED a) that a Steering Group be set up to develop ideas to mark the anniversary with some form of commemoration on Friday 8th May;

b) that the Group be initially formed by Cllrs Berrisford, Bullock, Daly, Ecclestone, Reah, Speed, Walton and Watkin, together with Mr Ian Ashbolt, with Cllr Reah to act as Lead Member.

183/19 Members considered issues relating to anti-social and potentially criminal activity in the village.

RESOLVED that press and public be excluded during consideration of this item under Section 100A Schedule 12A (1) (14) of the Local Government Act 1972 as it may relate to the prevention, investigation or prosecution of crime.

184/19 The Clerk advised that no items had been dealt with as urgent business since the last meeting of the Council.

185/19 Members considered the following planning application.

18/00928/AGR Prior notice of agricultural development: agricultural building, land off Checkley Lane, Wrinehill.

RESOLVED that the Council has no objection subject to the Local Planning Authority satisfying itself that the proposed building is essential for the efficient operation of the agricultural enterprise.

186/19 Members considered the following planning application.

19/00430/FUL Proposed single storey extensions to sides, Pear Tree Farm, Balterley Green Road, Balterley.

RESOLVED that the Council objects to the proposal on design grounds. The existing dwelling is a very prominent building of classical symmetrical form in an important and highly visible position on the B5500. The addition of single-storey extensions, which will give the impression of being flat-roofed, on either side of the existing dwelling will be entirely out of keeping with the existing design and other such properties in the area. The Council notes Policies S.15 to S.17 of

the Newcastle-Under-Lyme Local Plan 2011 which require developments to display good design, specifically S.17 which commits the Planning Authority to have regard to “the architectural character of any building intended to be altered” and “the character of the buildings and the area in which the development is proposed to be situated” and which commits the Planning Authority to resist “developments that are unsympathetic to the overall environmental quality of a locality”. The principle of good design also features in the emerging Neighbourhood Plan. Further the Parish Council suggests that given past extensions to the property the proposal represents an unreasonable scale of extension, well behind the Planning Authority’s general approach.

187/19 Members considered the following planning application.

[Cllrs Berrisford and Head each declared a personal interest in this application as acquaintances of the applicant. The Clerk also formally noted that the applicant had previously carried out work for the Parish Council on both a voluntary and paid-for basis]

19/00492/FUL Two storey extensions with dormers, replace existing conservatory with brick built extension, erection of new porch and associated alterations, Green Valley Farm, Common Lane, Betley.

RESOLVED that the Council would not normally support an application which represented such an increase on the size and scale of the original property.

However, in view of the past extensions which have resulted in the unattractive current appearance of the property, the Council’s view is that the proposal would be an enhancement to the appearance of the dwelling within the Green Belt and would not constitute an adverse impact on the purposes of Green Belt policy, and the Council therefore raises no objection to this specific application.

If the Local Planning Authority is minded to approve the application the Parish Council would ask for the following conditions to be applied:

That the undertaking to paint the exterior walls to restore the original style of the property be required;

That the various outbuildings proposed for removal be so removed and that any development rights on their footprint be extinguished, in order to prevent redevelopment of the site;

That permitted development rights for the dwelling be removed, in order to prevent further extensions being added further adding to the increased size of the property.

188/19 The Clerk advised members that he had received notice that day of two further planning applications which required comment before the date of the next scheduled meeting of the Council, and invited the Council to consider how the applications should be dealt with.

RESOLVED that a special meeting be held on Thursday 11th July to consider planning applications 19/00491/OUT and 19/00496/FUL.

189/19 The Clerk advised members of the following planning decisions:

19/00143/FUL - Dwelling, The Mount, Church Lane - REFUSED

19/00170/FUL - Garage, The Brae, Den Lane - PERMITTED

19/00183/FUL - Conversion to holiday accommodation, Betley Court Farm - PERMITTED

These decisions were in line with the comments of the Parish Council.

190/19 Members considered planning and enforcement issues in the Doddlespool area.

RESOLVED that press and public be excluded during consideration of this item under Section 100A Schedule 12A (1) (7) of the Local Government Act 1972 as it may relate to the business affairs of a person other than the authority.

Members received an update regarding the actions of the relevant regulatory bodies.

191/19 The Clerk advised that he had now received the latest HS2 documentation on a memory stick; hard copies had been lodged at Newcastle and Crewe Libraries, and at the Madeley Centre.

192/19 Cllr Head provided an update on the Neighbourhood Plan. The June meeting had been cancelled but good progress was being made on the Draft Plan with the consultants.

193/19 Members considered proposals to establish a Working Group to deal with matters relating to Highways, Speed Monitoring and Police Liaison. Several members expressed concern regarding process and that, although the proposal was a good idea, the Chairman had drawn up the scheme without full discussion by members of the Council.

RESOLVED that a Traffic & Police Liaison Group be established comprising Cllrs Bullock (as Lead Member), Bettley-Smith and Daly, and that Mr Terry Townsend also be invited to join the Group.

194/19 Members considered issues relating to Council property and assets.

195/19 Signage at Sandy Croft was reviewed. The Clerk advised that, due to his error in providing measurements, the signage for the gates had proved unsuitable and that signs of an appropriate scale were now being produced. There would be no additional cost to the Council. Members considered security signage provided by the Council's contractor.

RESOLVED that the security signage was considered inappropriate due to its aggressive tone and finish.

196/19 Members considered the provision of a plaque on the new bench at Main Road/ East Lawns.

RESOLVED that a plaque as follows be provided:

**Placed by the Parish Council in recognition of the
significant contribution to the community by
Michael Steventon (1937-2019)**

197/19 The loose brick on the column carrying the Millennium and Twinning plaques had been repaired but the structure was still in a poor condition. Members considered the longer term future of the plaques given the column was unattractive and potentially hazardous.

RESOLVED a) that the plaques be removed and placed in safe storage to allow the column to be dismantled and safely removed;

b) that Cllr Reah lead on the necessary works and the Memorial Garden Working Group be granted delegated authority, if necessary, to mandate relocation.

198/19 Members considered amendments to Standing Orders as prepared by Cllr Bullock. These were largely to clarify certain headings, to achieve consistency, and to remove gender-specific terms.

RESOLVED a) that the revisions to S.O.s 10, 14, 16, 21, 23 and 25 as outlined be approved;

b) that the revision to S.O. 34 be approved, subject to "where practicable" being inserted between "They shall also" and "be published on Notice Boards";

c) that Cllr Bullock be thanked for his work in carrying out the review.

199/19 Members considered what personal contact information regarding members should be publicly available.

RESOLVED a) that, in principle, the existing policy should be maintained;

b) that where a member of the public asks the Clerk for a member's contact details the Clerk shall pass on the resident's contact details to the member concerned for them to make contact as appropriate;

c) that the possibility of setting up CllrXX@betley.org style e-mail contacts be investigated;

d) that the Clerk investigate any GDPR implications of contact between members.

200/19 Area issues raised by members were considered. There were no matters requiring decision, however the following matters were noted:

A resident had expressed concern at the level of dog fouling in the Ravenshall Farm area and had asked whether a dog faeces bin could be provided. Unfortunately the Borough Council would not empty any additional bins even when provided. It was suggested that signage could be offered.

201/19 The Clerk tabled correspondence received since the last meeting. There were no matters requiring decision.

202/19 The Clerk submitted to members a list of invoices to hand and payments due, and the Financial and Bank Statements to date.

RESOLVED a) that the Council authorises payment of the following :

Swarco Traffic Ltd	Speed monitoring	£ 191.04	1359
L Rimmer	Meml Garden	£ 980.00	1360
Mh-p internet	Website	£ 108.00	1361
G Griffiths (reimbursement)	Neighbourhood Plan	£143.12	1362
Greenbarnes Ltd	Noticeboard	£1,847.07	1363

b) that the Financial Statement be received;

c) that the Bank Statement, having been inspected by the Chairman be noted and the reconciliation verified and be signed by the Chairman.

203/19 Members considered issues relating to council communication.

204/19 Date of next meeting: Thursday 11th July 2019 (Special); 25th July 2019 (Scheduled).

BETLEY, BALTERLEY & WRINEHILL PARISH COUNCIL

Minutes of the special meeting held on 11th July 2019

205/19 PRESENT:

Cllrs Robert Bettley-Smith, Seb Daly, Graham Ecclestone, Dave Hales, Richard Head, Tony Reah, Ian Walton and Chris Watkin.

206/19 IN ATTENDANCE:

Two members of the public.
Gwyn Griffiths (Clerk).

207/19 Apologies for absence had been received from Cllrs Bullock (away) and Speed (delayed and unlikely to reach the meeting before it closed). Apologies had also been received from County Cllr Northcott and Borough Cllrs G & S White.

208/19 Members considered the declaration of interests in agenda items.

No declarations were made at this point.

209/19 The Chairman outlined the procedure for public participation and the meeting was adjourned. One member of the public wished to comment on planning application 19/00491/OUT. It was virtually identical to the previous application which had been opposed by the Parish Council and refused by the Borough Council. The current application failed to address the issues which had resulted in that refusal and therefore the previous decision should stand. The only new information was a further consultant's report, but this provided no new evidence to justify a change in approach. The principle was that the business should be established first, to be followed by a dwelling. The applicants were seeking to reverse this approach.

210/19 Members considered any urgent reports from members or the clerk. The Chairman advised that a conifer tree in his garden appeared to be suffering from a disease and that the Cedar on the Memorial Garden seemed to be similarly affected. Investigations were in hand regarding the garden trees but it also raised questions regarding the future viability of the Memorial Garden Cedar, potential future safety issues and the risk of disease spread.

RESOLVED that the Chairman and Clerk be authorised to take any appropriate action to investigate the condition of the Cedar on the Memorial Garden.

211/19 The Clerk reported on items dealt with as urgent business since the last meeting of the Council. The replacement noticeboard for Balterley had been found to be damaged after delivery and members were asked to consider a response. In view of the delay already it was agreed that repairs would be undertaken locally and the supplier asked to make a suitable contribution.

212/19 Members considered the following planning application.

19/00491/OUT Erection of farm manager's dwelling land adjacent to Old Hall Farm, Main Road, Betley.

RESOLVED There is no justification for a dwelling on this site at this time. Provision of a dwelling would not be consistent with the Borough Council's planning policies.

The report from the applicants' consultants (WW Planning) dated 20th June 2019 notes that a dwelling is not justified at this time (paragraph 6.4 refers) given the nature and intensity of the existing enterprise. The Parish Council agrees with the opinion of the applicants' consultants.

With regard to the proposed enterprise the Parish Council notes that the normal practice is for the Planning Authority to consider three years of business accounts before determining any application for a permanent dwelling of this nature. In the absence of three years of business accounts there can be provision for temporary accommodation (e.g. caravan or similar temporary accommodation) in order to allow time to confirm viability and prove the sustainability of the enterprise.

There is also a requirement to consider whether suitable dwellings are available within reasonable proximity to the business. The Planning Authority will need to satisfy itself that the efficient operation of the agricultural enterprise cannot be met by an existing property in the area, including any property within the control of the applicants or their family.

The Parish Council is also concerned at the proposed siting within the orchard which is a significant historical and environmental feature the loss of which should be avoided; advice of Natural England should be obtained.

The Parish Council therefore objects strongly to the application as:

- a) the business case does not appear to be very robust;**
- b) there are no business accounts to demonstrate the viability and sustainability of any such business on the site;**
- c) The application is for a permanent dwelling which should not normally be permitted until long-term viability has been established.**

If the Local Planning Authority was minded to grant permission for a dwelling despite the Parish Council's very strong objection this would require an agricultural occupancy condition and the dwelling would need to be tied to the agricultural holding to prevent separate sale at a later date.

213/19 Members considered the following planning application.

19/00496/FUL Single storey side and rear extensions and new canopy entrance, The Croft, Deans Lane, Balterley.

RESOLVED that the Council has no objection subject to the Local Planning Authority satisfying itself that the proposed extensions are not excessive in relation to the original footprint and volume of the building, bearing in mind previous extensions to the property, and therefore consistent with planning policy.

214/19 Members considered a report by the Chairman on the Rural Runabout scheme following the resignation of a number of trustees. The AGM would be held shortly and it had been suggested that all of the participating parishes should be represented. Although the Parish Council was already represented by the Chairman (Cllr Bettley-Smith) it was suggested that as a trustee of the charity it would be useful if the Council could also be represented by a member who did not have that responsibility.

RESOLVED that the Parish Council be represented at the Rural Runabout AGM by Cllr Daly.