

BETLEY, BALTERLEY & WRINEHILL PARISH COUNCIL

Minutes of the Meeting held on 22nd April 2010

PRESENT

Councillors Robert Bettley-Smith, Mandy Berrisford, Jo Cameron (from min.96), Seb Daly, Dave Hales, Richard Head (from min.96), Mark Morris, John Price and Chris Watkin

IN ATTENDANCE

County Councillor Frank Chapman
Two members of the public
Gwyn Griffiths (Clerk)

89/10 Apologies for absence were received and accepted as valid reasons under Section 85 of the Local Government Act 1972 from Cllrs Steven Ball (family commitment) and Frank Speed (work). Apologies for likely late arrival had been received from Cllrs Jo Cameron (attending another meeting on behalf of the Parish Council) and Richard Head (work).

90/10 Members considered the declaration of interests in agenda items as follows:

Cllr Bettley-Smith declared a personal interest in respect of the closure of the churchyard, as a church member; Cllrs Daly and Morris declared personal interests in planning application 10/00187 as they were acquainted with, and served on committees with, the applicant; Cllr Price declared a personal interest in the same planning application as a resident of the general area.

91/10 **RESOLVED that the minutes of the meeting of 25th March 2010 be approved as a true record and be signed by the Chairman.**

92/10 The Chairman adjourned the meeting at this point to allow public participation.

He began by inviting the Clerk to read out a letter from a member of the public, who was unable to attend the meeting, setting out concerns regarding planning application 10/00187.

The applicant in the case of application 10/00187 was present and responded to some of the points made in the letter. The boundary on the eastern side of the site would be secured by a boundary wall; the volume of the building would increase by 10%, not 33% as suggested; the site would be tidied if planning permission was obtained; the existing building needed to be knocked down, and a new building erected.

A second member of the public commented on the same application (10/00187). The application was contrary to policies S.3 (Green Belt) and N.18 (Area of Active Landscape Conservation). There were no special circumstances to justify permission. He agreed with the concerns expressed in the letter submitted. The existing workshop comprised one permanent building (which was in good condition) and two temporary buildings.

The site was located in a residential area, with housing within metres. It was inappropriate for a commercial use. Access was poor, with large vehicles having to reverse; the proposed development would increase dangers. Previous conditions relating to landscaping had

not been met. In securing past permissions applicants had undertaken to do certain things which had not in fact been done; no attempt had been made to weed or clear the site. No attempt had been made to repair damage to the building. The temporary structures should be either refurbished or replaced by appropriate temporary structures.

He questioned why the application had been 'called in' by the two local Borough Councillors. What purpose was served? It was not of borough-wide significance.

County Cllr Chapman indicated that applications were usually 'called in' where there was a concern regarding an application, and it was felt it should be considered by the committee.

The member of the public indicated that this response did not answer his question.

The Chairman commented that the Parish Council was not in a position to explain the actions of the Borough Councillors, and that such a question would need to be addressed directly to them.

The applicant commented that the 'temporary' buildings to which reference had been made had in fact been in place for 50 years, having been erected in 1960.

93/10 The Chairman reported that since the last meeting he had attended a meeting of the Rural Transport Scheme.

94/10 County Cllr Chapman presented a report to members, which included the following: Call-in procedures. The reason for call-in was recorded by the authority, and was a matter of public record.

Cracow Moss. He had been in discussion with residents and understood there were no specific issues of concern regarding flooding. He gathered that there were issues around drainage and would be happy to assist in seeking clarification.

95/10 The Clerk presented his report to members. He had received a phone call from the Madeley First Responders indicating that they were seeking financial support from local parish councils, and offering to make a presentation to members.

RESOLVED that the offer of a presentation be declined, and that the First Responders be asked to provide information regarding the service they provided and the support they sought for the Council to consider.

The Clerk reported that, following an enquiry from a local resident, he had traced the Minute Book for 1925 to 1958 which was in his safe keeping as Clerk.

[Cllr Head joined the meeting at this point]

96/10 Members considered the following planning application:

10/00187/FUL Replacement Joinery Workshop, Cracow Moss, Wrinehill

(Cllr Head declared a personal interest in this application, as he was acquainted with the applicant)

[Cllr Cameron joined the meeting at the commencement of this item]

RESOLVED That (subject to the issues below being resolved) the Parish Council has no objection to the scheme as submitted as it feels it would enhance the appearance of the area, and notes the premises have been used as a workshop for at least 45 years.

However the Borough Council as planning authority will need to satisfy itself that:

a) the development meets all requirements of Local Plan policies, specifically Policies S.3 and N.18, and takes into consideration PPS 4;

- b) though the height has been reduced compared to the previous application, the increased height of the workshop and any associated works in connection with the application will not impact adversely on the residential amenity of nearby properties;
- c) any landscaping requirements of this application or any previous permissions are adequate for their purpose and can be adequately enforced
- d) the business is viable and sustainable.

The Parish Council has also received submissions indicating engineering concerns that the scheme proposed could have an adverse impact on the stability of the site's eastern boundary (with the adjoining doctor's surgery). The Borough Council will need to assure itself that the retaining wall is adequate to maintain the stability of the slope in view of possible effects on the neighbouring property and, potentially, the highway.

97/10 The Clerk advised receipt of the following Decision Notice:

10/00057/LBC Repair and minor alterations to listed barns for re-use as agricultural buildings – PERMITTED

98/10 The Clerk advised that an appeal had been lodged against the refusal of planning application 09/00731/FUL (Front detached garage, Marsden, Den Lane, Wrinehill).

RESOLVED that the Clerk convey the Council's views on the application, as previously resolved, to the Planning Inspectorate.

99/10 The Clerk advised members that the Article 4 ii Direction for the Betley Conservation Area had now been confirmed by the Borough Council.

100/10 The Council considered area issues raised by members.

RESOLVED a) that the Council seek to establish responsibility for the bench located on Church Lane, and examine its current condition;

b) that in view of complaints regarding excessive speed on Den Lane, within the 30mph zone, the Clerk report the matter to the safer roads partnership, and that the ability to report such concerns via the website be advertised through the Parish Magazine.

(Cllr Morris declared a personal interest in the latter as family members were resident, and operated businesses, within the area affected)

101/10 The Clerk presented correspondence received since the date of the last meeting.

RESOLVED that Cllr Watkin review the Supplementary Planning Document on urban design, and report back to the council if appropriate.

102/10 Members of the Website Working Group reported on their review of websites offered by the various companies who had expressed an interest. They had been particularly impressed by the website format used by Hambleden Parish Council, and felt this would be appropriate to the needs of the Parish Council.

RESOLVED that the Clerk progress the matter, in conjunction with the Working Group, to develop the specification for the website, to address the issues raised by members, and to obtain indicative costs.

103/10 Cllr Cameron reported on the public meeting which had been held to discuss the proposed closure of the old churchyard. The Borough Council had indicated a willingness to accept responsibility for maintenance, but only if certain health and safety issues were addressed prior to take-over. The Church authorities were concerned that the level of maintenance to

which the Borough Council was willing to commit (grass cutting four times a year) was inadequate. An alternative approach would be for the Church to continue to maintain the churchyard, with an annual contribution of £700 from the Borough Council, but this would require the health and safety issues to be addressed, at an estimated cost of £4-5,000. The Church would be meeting shortly to consider its options.

RESOLVED that the Clerk write to the PCC indicating that the Parish Council would like to be kept abreast of any developments, and would be grateful if a representative could attend a meeting to explain the position, clarify the issues which may arise, and outline the situation regarding headstones.

104/10 The Chairman reported that a member had inspected the road drainage at Cracow Moss, which had been raised as an issue at a previous meeting, that photographs had been taken, and that a report would be drawn up for an early meeting.

105/10 Members considered the development of Neighbourhood Watch in the area. The Clerk reported that the police no longer supported the traditional form of Neighbourhood Watch, with local organisers and volunteers but favoured the OWL scheme based on releasing advice and information electronically.

RESOLVED that the Clerk be asked to obtain information regarding the scheme for the Electors' Meeting.

106/10 Members reviewed the possibility of environmental enhancements in Balterley and Wrinehill to compliment the works carried out on the Memorial Garden, Betley.

RESOLVED a) that the Clerk seek to establish ownership of the triangle of land close to the bench in Wrinehill;

b) that, in the absence of any local suggestions being put forward, no further action be taken at this time in Balterley.

107/10 Members discussed the problems created in the area by dog fouling. In particular it was noted that there were no dog faeces bins in the Balterley area.

RESOLVED that the Clerk press the Borough Council to provide and service a dog faeces bin in the Balterley area.

(Cllrs Bettley-Smith and Hales declared personal interests in the above matter as dog walkers)

108/10 The Council considered the implementation of changes to refuse and recyclables collection arrangements introduced by the Borough Council. It was noted that the new system seemed to be working quite well but should be reviewed at the next meeting.

109/10 It was agreed that consideration of work under the Community Paths Initiative should be deferred to the next meeting.

110/10 Two members had completed the Highways Authority survey relating to HGV traffic in the area.

RESOLVED that the two submissions be forwarded by the Clerk.

111/10 Members of the appropriate Working Group reported that no maintenance works were required at Laudy Croft.

112/10 The Council considered highways issues raised by members.

RESOLVED that the issue of highway conditions in Lakeside/ Roger Avenue be considered at the next meeting.

113/10 The Council considered arrangements for the annual Parish Meeting on 20th May.

RESOLVED a) that information on the OWL (Neighbourhood Watch) Scheme be provided at the meeting;

b) that the Vice-Chairman be asked to arrange light refreshments for the meeting, to a maximum budget of £100;

c) that consideration be given to a retrospective summary of the Council's activities since 2007 in view of the fact that the term of office of current members of the council would end in May 2011, before the annual Parish Meeting.

114/10 The Clerk submitted to members invoices to hand and accounts for payment; the Financial Statement and Bank Statements to date.

RESOLVED a) that the following be authorised for payment:

St Margaret's PCC	contribution to audio equipment	£150.00	875
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b) that the invoice raised by Npower be not paid, and that the Clerk be asked to query the substantial annual administration charge raised;

c) that the Financial Statement be received;

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

115/10 Members considered issues related to communication. The Clerk would advise Cllr Harrison of material for the June issue of the parish magazine.

116/10 The Memorial Garden Working Group reported to Council. The area was looking attractive, but there were some problems involving water supply.

RESOLVED a) that the Working Group be asked to investigate options for water supply to the site;

b) that the Chairman write to the local resident who has provided assistance with a water supply to date expressing the Council's gratitude for the assistance provided.