

BETLEY, BALTERLEY & WRINEHILL PARISH COUNCIL

Minutes of the meeting held on 28th April 2016

127/16 PRESENT:

Cllrs Seb Daly (in the Chair), Mandy Berrisford (from min.147), Graham Ecclestone, Dave Hales, Richard Head, Frank Speed, Jo Thomas (from min.148), Terry Townsend, Ian Walton and Chris Watkin.

128/16 IN ATTENDANCE:

Borough Cllr Frankish.
Two members of the public.
Gwyn Griffiths (Clerk).

129/16 In the absence of the Chairman Cllr Daly (as Vice-Chairman) took the Chair.

130/16 Apologies for absence had been received from Cllrs Bettley-Smith (family) and Morris (work). An apology for late arrival had been received from Cllr Thomas. An apology had also been received from County Cllr Loades (another meeting).

131/16 Members considered the declaration of interests in agenda items.

Personal interests were declared in respect of planning application 16/00262 Conversion of existing piggery buildings, Bowhill Lane, Betley by Cllrs Speed (neighbour of the applicant) and Daly (property overlooking the site).

132/16 **RESOLVED** that the minutes of the meeting of 24th March 2016 be approved as a true record and be signed by the Chairman.

133/16 **RESOLVED** that the minutes of the special meeting of 6th April 2016 be approved as a true record and be signed by the Chairman.

134/16 **RESOLVED** that the minutes of the meeting of 24th March 2016 adjourned to 6th April 2016 be approved as a true record and be signed by the Chairman.

135/16 The Chairman outlined the procedure for public participation and the meeting was then adjourned.

136/16 One member of the public wished to contribute.

He explained that he was the agent acting for the applicant in respect of planning application 16/00262. He outlined the reasons for refusal of the previous application on the site and outlined the steps taken to address those reasons. Specifically they had now been able to demonstrate the structural stability of the buildings and had taken on board other officer comments.

137/16 The Clerk read out the Chairman's report which included the following mattersL:

- * He had been unable to attend the Betley Concerts planning meeting but the Parish Council had been represented by the Vice-Chairman;
- * He had attended the Rural Transport Scheme meeting.

* He had been contacted by a resident regarding the hedge overhanging and obscuring the Wickstead Row sign. He suggested that the matter should be drawn to the attention of Aspire Housing.

* He had received a letter expressing concern about speeding on the A531.

* He had met with the CPSO to discuss risk assessment for the speed watch sites.

138/16 The Vice-Chairman reported on his attendance at the Betley Concerts planning meeting. Discussions were still at an early stage.

139/16 The Clerk advised that he had spoken with Guy Benson, the Borough's Head of Planning, who was keen to meet with the Parish Council to discuss a range of planning issues, both specific and more general. He invited members to consider the timing of such a meeting, whether it should be incorporated within a regular meeting, and what form it should take.

RESOLVED **a) that in view of the range of issues to be discussed a Special Meeting should be arranged;**
 B) that it should take the form of a Special Meeting of the Parish Council, with the normal provision of a period for public participation;
 C) that the Clerk be asked to arrange a meeting in early June if practical, taking into account the availability of Borough officers, Parish Councillors, and a suitable venue.

140/16 Borough Cllr Frankish advised members that Borough Councillors had been invited to a presentation on 10th May to discuss the forthcoming review of Borough Council ward boundaries.

141/16 Cllr Head advised members of the recent damage caused to the tennis courts following a theft from a neighbouring property. The Village Hall Committee was looking at the best way of moving forward with repairs. Phase 6 of improvement works at the Village Hall was scheduled for the summer, with work running from May/June to late August. Works would include lighting and blinds to the committee room, and updating and new doors at the main entrance.

142/16 Cllr Daly updated members on governance arrangements at Betley School. They would be entering into what was known as a 'Firm Federation' with St. Luke's, Silverdale under a shared Head Teacher and a single governing body, but with separate committees for each school.

143/16 Cllr Hales advised that due to a work delay he had been unable to attend the most recent meeting of the Betley Trust, however he was due to collect an induction pack from the Trust.

144/16 The Clerk notified members of the following matter dealt with as urgent business since the last meeting.

Rabbit control works carried out at Laudy Croft (cost £75 + VAT) as authorised by minute 95/16 and within budget.

145/16 There was no further information to hand on the current position regarding works to extend the burial ground.

146/16 Members considered the following planning application:

16/00262/FUL Conversion of existing piggery buildings into two dwellings, including renovation of part outbuildings to provide garages, car shelters and stores, removal of redundant outbuildings, reuse of existing vehicular entrance and associated landscaping, The Old Piggery, Bowhill Lane, Betley.

RESOLVED that the Council supports the application as it is of the view that the development would enhance the appearance of the area, given the dilapidated state of the buildings currently.

However the Council would ask that, in view of the site's proximity to Betley Primary School and the traffic congestion and dangers at that location, and in the interests of highway safety, the LPA should impose a condition that during construction the delivery of materials to the site should only be permitted before 08.00 or between 09.30 and 15.00, except during school holidays.

[Cllr Berrisford joined the meeting at this point]

147/16 Members considered the following planning application:

16/00272/FUL Application to vary condition 2 (variation of house type on Plot 1), site of former Blue Bell Inn, New Road, Wrinehill.

RESOLVED that the Parish Council objects on the following grounds:

- a) that the property represents inappropriate development on the site;**
- b) that it is of poor design, more appropriate to a housing estate setting than on a prominent site at the entrance to the village, and does not reflect the character of the village;**
- c) that increasing the size of the property will increase its adverse impact on the open nature of the Green Belt;**
- d) that increasing the size of the property will increase its purchase price, contrary to the aim of securing affordable housing in the area;**
- e) that increasing the size of the property will reduce the area available for landscaping, further increasing the damaging effect on the Green Belt.**

[Cllr Thomas joined the meeting at this point]

148/16 Members considered the following planning application:

16/00151/FUL Conversion of existing dairy to single one-bedroomed dwelling, White House Farm, Deans Lane, Balterley.

RESOLVED that the Parish Council supports the application as the creation of a small residential unit would enhance the diversity of the local housing stock.

149/16 The Clerk advised members that Newcastle Borough Council had now approved reopening Laudy Croft to the public, subject to the fencing as agreed. He had notified the insurer of this content and, subject to their approval, works could then commence.

150/16 Cllr Head reported on progress on the review of the Local Plan. It was now clear that a Neighbourhood Plan would be the appropriate scheme particularly as, in the absence of a current Local Plan and 5 year housing supply, the Borough was potentially at risk of speculative development on unallocated sites. Under such circumstances there was the risk that

parishes which were not covered by a Neighbourhood Plan could be picked off by developer applicants.

RESOLVED that the Parish Council is willing to give its support to registering the intention to prepare a Neighbourhood Plan for the civil parish, and that the Clerk be authorised to take any necessary steps when appropriate.

151/16 Cllr Thomas outlined planned events to mark the 90th birthday of H.M. The Queen.

A Punch & Judy Show and Magician had been secured; a swing band would be performing at the evening event; the commemorative books had been obtained within budget. The Council was asked to indicate its support for the events as outlined.

RESOLVED that the Parish Council endorses the actions taken, to be met within the identified budget.

Cllr Speed reported on the beacon lighting which had been a successful and well-attended event.

152/16 Members considered any further decisions required in respect of the Annual Parish Meeting. It was noted that Cllr Head would arrange a presentation on the subject of the Neighbourhood Plan.

153/16 In the absence of any further update from County Cllr Loades no further action could be taken in respect of pavement conditions in the area or pedestrian issues in Bowhill Lane/ Church Lane.

A member reported that he had received expressions of concern regarding vehicle speeds in Common Lane and a request for signage.

**RESOLVED a) that the Clerk write to Staffordshire Highways setting out the issue and asking for appropriate action;
b) that consideration be given to a leaflet drop in Common Lane setting out the issue and actions taken.**

154/16 The Clerk reported on a request from the Cricket Club to place a match day noticeboard on the Memorial Garden.

RESOLVED that permission be granted subject to the following conditions:

A) appropriate risk assessment and safety measures as set out in the application;

B) to be displayed on match days only;

C) to be used to announce fixtures only - no advertising;

D) no damage to the Memorial Garden, landscaping or fixtures;

E) that permission is subject to withdrawal by the Parish Council at any time.

155/16 There was nothing significant to report in relation to the Community Speed Watch Scheme, though there was some confusion regarding the requirement (or otherwise) for temporary signage.

156/16 Cllr Townsend reported that the parish was now on the Safer Roads Scheme rota for temporary speed sensor signage. The locations had been agreed and marked-up for the necessary works. Once this had been completed the area would receive periodic visits to install the sensors for six week periods. County Cllr Loades had also confirmed that funding was still available toward the Parish to obtain its own sensor(s).

157/16 The Vice-Chairman noted that a member of the public had been present throughout most of the meeting but had missed the opportunity for public participation at the start of the meeting. With the permission of members he adjourned the meeting to allow public participation.

158/16 The member of the public thanked the Vice-Chairman and members for the opportunity to speak. He wished to congratulate the Council on the excellent pavement clearing work which had been carried out on Main Road between Doddlespool and Balterley and mentioned the poor condition of the pavement between Coachman's Cottage and the Village Hall. He welcomed the provision of speed sensors and felt they would be effective. The Vice-Chairman indicated that the Parish Council was pressing the County Council on the issue of pavement faults in the village.

159/16 Area issues raised by members were considered.

Balterley. Members were advised of a statement from the owners of the Broughton Arms, which stated that design work was underway and work on site would be likely in the autumn with a build time of approximately thirty five weeks.

Betley. Members noted that following the theft of a vehicle from a neighbouring property damage to the value of approximately £2,000 had been caused to the tennis courts and bowling green. The Village Hall Committee was assessing the options for work, including any insurance provision, but may wish to seek financial assistance from the Parish Council.

160/16 The Clerk tabled correspondence received since the last meeting. There were no matters requiring decision.

161/16 **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 the Local Government Act 1972 (Section 100A (4) (5)), as the matter related to an identifiable individual.

162/16 Members considered a request for financial support.

RESOLVED that members felt it would be inappropriate to provide funding as it provided benefit to an individual only, but that the Clerk in replying should suggest an alternative potential source of funding.

163/16 The Clerk submitted to members a list of invoices to hand and payments due, and the Financial and Bank Statements to date.

164/16 **RESOLVED** a) that the Council authorises payment of the following:

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|---------------------------|------------------------------|----------|------|
| G Griffiths | Salary & Expenses | £ 408.63 | 1227 |
| Betley Village Hall Cttee | Hall Hire | £ 144.00 | 1228 |
| Hobbs Wildlife Services | Laudy Croft - rabbit control | £ 90.00 | 1229 |
| Severn Trent Water | Meml Gdn - water supply | £ 17.56 | 1230 |
| St Margaret's PCC | Burial Ground maintenance | £ 500.00 | 1231 |

b) that the Financial Statement be received;

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

165/16 Members considered any necessary works at Laudy Croft. No works were required at this time.

166/16 Members considered any necessary works at the Memorial Gardens.

RESOLVED a) that the contractor be advised of the Council's satisfaction with the standard of work to date;

b) that the contractor be engaged to supply and plant summer bedding in accordance with the terms previously agreed.

167/16 Members considered matters relating to council **communication**.

168/16 Date of next meeting: Thursday 19th May (Annual Electors' Meeting)

Thursday 26th May (Annual Meeting of the Parish Council)