

BETLEY, BALTERLEY & WRINEHILL PARISH COUNCIL

Minutes of the special meeting held on 23rd August 2018

232/18 PRESENT:

Cllrs Robert Bettley-Smith, Seb Daly, David Hales (from Min.237), Richard Head, Ian Walton and Chris Watkin (until Min.237).

233/18 IN ATTENDANCE:

Gwyn Griffiths (Clerk).

234/18 Apologies for absence had been received from Cllrs Berrisford, Bullock, Ecclestone, Reah, Speed and Townsend. Cllr Hales had advised that he had been delayed in traffic but hoped to attend. Cllr Watkin advised that he would need to leave early due to a family commitment.

RESOLVED that in view of the meeting having been arranged at short notice the apologies for absence all be received as valid absences under the provisions of Section 85 of the Local Government Act 1972.

235/18 Members considered the declaration of interests in agenda items.

Cllr Daly declared a prejudicial interest in planning application 18/00299 as the landowner was a business client.

Cllrs Daly and Head each declared a personal interest in planning application 18/00585 as an acquaintance of the applicant.

236/18 The Chairman outlined the procedure for public participation but indicated that under the circumstances he intended to take any public comments individually before each planning application to minimise any potential confusion.

[Cllr Hales joined the meeting at this point.]

237/18 Members considered the following planning application.

18/00585/FUL Demolition of existing outbuildings and construction of single storey annexe, Daisy Farm, Balterley Green Road, Balterley

The meeting was adjourned to allow public participation. The applicant was present and explained the background to the application. Cllrs Watkin and Hales outlined their consideration of the application.

RESOLVED that the Parish Council has no objection to the application but would ask the Local Planning Authority to ensure that a Section 106 Agreement is secured to ensure that the annexe is ancillary to the main property and occupied by family member/s, and that future separation from the main property is not permitted.

The Council feels that the proposal represents a justified exception to Green Belt policy as its overall size is similar to that of the existing dilapidated building and represents an improvement in appearance.

238/18 Members considered the following planning application.

18/00299/FUL Agricultural track, land at Doddlespool

The meeting was adjourned to allow public participation. The applicant was present and explained the background to the application. A second member of the public was present. He was the closest landowner to the application site and had no objection.

[Having declared a prejudicial interest Cllr Daly withdrew from the meeting and took no part in its consideration.]

[Cllr Watkin left the meeting at this point.]

Cllr Bettley-Smith outlined his consideration of the application.

RESOLVED The proposed agricultural track appears to be required to service the particular farming system in the opinion of a member who is a rural practice Chartered Surveyor. On that basis the Parish Council has no objection. However, the Local Planning Authority will also need to satisfy itself that the system referred to in the application is appropriate and relevant to the holding at Doddlespool.

There is concern about the impact of materials brought to the site to form the base of the track. This activity needs to be licensed and controlled by the relevant statutory bodies. The report of Robert Thomas, Environmental Health Officer, is relevant in this regard.

Materials being brought on to the site to construct the track should use the Waybutt Lane entrance and not the A531 entrance. This should be a planning condition.

The applicant has stated that a scheme of planting and biodiversity enhancement will be implemented. The Local Planning Authority needs to attach such conditions to any planning consent to ensure that such a scheme is agreed and then implemented, as set out in the landscape supporting statement and associated plans.

239/18 Members considered the following planning application. There were no members of the public wishing to comment.

18/00527/FUL Bedroom and sun room extension, Orchard House, Chamberlain Court

RESOLVED that the Parish Council has no objection to the proposal.

240/18 Members considered the following planning application. There were no members of the public wishing to comment.

18/00557/FUL Detached garage 7x5 metres Stone House, New Road, Wrinehill

RESOLVED that the Parish Council has no objection to the proposal. However it is disappointing that the application plans as submitted are based on mapping which is significantly out of date (by showing the buildings of the former Wrinehill Garage).

241/18 Members considered the following planning application. There were no members of the public wishing to comment.

18/00561/FUL Ground front extension and first floor extension, Marsden, Den Lane, Winehill

RESOLVED that the Parish Council has no objection in principle, subject to the Local Planning Authority assuring itself that the development in form and scale is in accordance with planning policy.

242/18 Members considered the difficulties which had arisen in dealing with the planning applications now that paper copies were no longer supplied. In particular it was felt that accessing each document individually via the planning portal was clumsy and time consuming.

RESOLVED that the Clerk approach the Borough Council to ask whether planning applications could be notified with the relevant documents as attachments thus removing the need to use the planning portal.

243/18 The Clerk reported on urgent matters dealt with since the last meeting of the Council. He had made a payment for the posts for speed monitoring equipment as a matter of urgency since the account was significantly overdue, and would make the necessary arrangements for reimbursement at the next (ordinary) meeting. He had also arranged for the payment of an invoice re the website; Cllrs Daly & Head had signed the necessary cheque on 16th August.

244/18 The Chairman advised that the church authorities had requested an early meeting to finalise arrangements for the memorial stone on the Memorial Garden. It was also necessary to fix the best location for the stone and to discuss details with the monumental masons.

RESOLVED a) that the Chairman, Vice-Chairman and Cllr Head (as available) meet on-site with the church authorities;

b) that the Chairman and Cllr Hales progress the placing of a mock-up of the plinth and stone on the Memorial Garden and invite comment to establish the best positioning;

c) that the Chairman, Vice-Chairman, Clerk and such other members who wish to attend meet with the masons to finalise the size and design of the memorial stone.

245/18 The Clerk advised members that the Borough Council had refused permission to remove the conifer in the centre of the Memorial Garden.

RESOLVED that the matter be given further consideration at the September meeting, and that the Clerk be asked to clarify the Borough Council's reasoning.

246/18 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:

NPower Ltd	Meml Gdn power	£ 69.30	1409
TW Heler & Son	Highways works	£ 300.00	1410

247/18 Date of the next meeting: Thursday 27th September 2018.