

# **BETLEY, BALTERLEY & WRINEHILL PARISH COUNCIL**

## **Minutes of the special meeting held on 15th December 2009**

### PRESENT

Cllrs Robert Bettley-Smith, Steven Ball, Jo Cameron, Simon Harrison, Richard Head, Mark Morris, John Price, and Christopher Watkin.

### IN ATTENDANCE

Three members of the public  
Gwyn Griffiths (Clerk)

301/09 Apologies for absence was received and accepted from Cllrs Berrisford and Speed.  
An apology for absence was also received from County Cllr Chapman.

302/09 Members considered the declaration of interests in agenda items. There were no declarations of interest at this stage.

303/09 The Chairman adjourned the meeting at this point to allow public participation. A member of the public indicated that he was in attendance in order to gauge the Council's position on dealing with a planning application which had been submitted for Betley Model Farm.

304/09 Members considered the following planning application:

**09/00684/FUL Double detached garage, The Old Stables, Balterley Green Road, Balterley.**

**RESOLVED that the Parish Council has no objection to the application.**

305/09 The Clerk advised members that two significant planning applications had been submitted, and that there were difficulties in meeting the closing dates indicated for consultation. These were:

09/00674/FUL & 675/LBC Hotel complex etc at Betley Model Farm

09/00706/FUL Conversion of farm building to residential use; construction of replacement farm buildings and associated residential property, Ravenshall Farm and Ravenshall Top Farm, Betley.

Papers for 00706 were to hand, but papers for 00674/675 had yet to be received. In addition, both applications were to be considered at a meeting of the Conservation Advisory Working Party (CAWP) on 22nd December, and the Council's representatives would require some guidance on the positions they should adopt on behalf of the Council.

### **306/09 RESOLVED**

**a) that the Clerk seek to clarify the consultation period in respect of these applications, and attempt to negotiate appropriate extensions to allow the Parish Council to respond properly;**

**b) as Cllr Harrison had indicated he would be unable to attend the meeting of the CAWP, and as there was some uncertainty whether the Council's second**

representative would be available, Cllrs Bettley-Smith and Cameron be authorised to substitute as necessary;

c) that (in regard to the meeting of the CAWP) the Council's view on the Betley Model Farm application should be:

i) that any development should not alter the size, form and nature of the buildings;

ii) that the Council would not wish to see any development which damaged the ecology and amenity of the countryside;

iii) that due attention should be paid to the impact of the development on the setting of the listed building, the impact on nearby listed buildings of any works associated with the application, impact on the Conservation Area of new activities on the site, and views into and out of the Conservation Area;

d) that the Clerk express to the Borough Council the Parish Council's serious concerns over the timescale of the Betley Model Farm application, and that the Parish Council is severely hampered in its response to the planning application and in seeking to contribute to the CAWP by the absence of paperwork setting out the proposal, and considers this to be totally unacceptable

e) that (in regard to the meeting of the CAWP) the Council's view of the Ravenshall application should be that they support the application as it affects the neighbouring listed building as it tends toward the restoration of the original layout and form of the building, unless unforeseen issues emerge.

(Cllr Daly declared a prejudicial interest in respect of the Ravenshall Farm Application and withdrew during its consideration, and took no part in part e of the above)

307/09 Members considered the scheduling of meetings now necessary.

**RESOLVED** that a Special Meeting be arranged for Tuesday 29th December at 7.30 to consider the Ravenshall Farm application (papers to Cllrs Berrisford, Bettley-Smith and Head) and – if no further extension can be agreed – the Betley Model Farm application (papers to Cllrs Bettley-Smith and Daly).

308/09 The Clerk reported that a meeting between members and a representative of the potential developers of the Blue Bell site in Wrinehill had taken place on 11th December. The Chairman, who had been in attendance, reported on the meeting, the information received, and some of the issues which had emerged as a result.

**RESOLVED** that further discussion be tabled at the scheduled January meeting, to include consideration of the future of the Wrinehill garage site, and to allow the Council to consider in broad terms what it would wish to see on the site if it is no longer to remain as a public house.

309/09 The Clerk reported the receipt of a letter from two residents complaining about the condition of Common Lane.

**RESOLVED** a) that the letter be acknowledged, and copied to the local county councillor with the Parish Council's concern re the safety implications of the lane's condition;

b) that the condition of Common Lane, together with that of the Roger Avenue and Lakeside area, be considered further at the scheduled January meeting.