

# BETLEY, BALTERLEY & WRINEHILL PARISH COUNCIL

## Minutes of the special meeting held on 14th March 2019

### 58/19 PRESENT:

Cllrs Robert Bettley-Smith, Neil Bullock, Seb Daly, Dave Hales, Tony Reah, Frank Speed, Ian Walton and Chris Watkin.

### 59/19 IN ATTENDANCE:

Borough Cllrs Gary and Simon White.  
County Cllr Northcott.  
Gwyn Griffiths (Clerk).

At the commencement of the meeting the Chairman marked the recent death of Michael Steventon, a former member of the Parish Council who had contributed extensively over the years to community life. Members observed a minute of silence to mark his passing.

60/19 Apologies for absence had been received from Cllrs Berrisford (work), Ecclestone (other commitment), Head (other commitment) and Townsend.

61/19 Members considered the declaration of interests in agenda items.

Cllr Reah declared a personal interest in planning application 19/00130 as he was acquainted with the applicant.

Cllr Speed declared a personal interest in planning application 19/00080 as a landowner in Church Lane.

Cllr Daly declared a personal interest in planning application 19/00080 as the applicant family were clients and he was a near neighbour to the site.

62/19 There were no members of the public present to engage in public participation.

63/19 The Clerk advised members that Cllr Townsend had raised the possibility of seeking grant funding from the Staffordshire Safer Roads Partnership to allow the cutting back of the hedgerow and reduction of tree growth at Doctor's Corner, Main Road, Betley. Concern was also expressed about the hazard created by overgrowing hedges on Bowhill Lane/Church Lane which made crossing from Ladygates toward the school dangerous for children.

[ Cllr Daly declared a personal interest in this issue as a school governor, parent and nearby resident ]

**RESOLVED a) that a grant application be prepared subject to the inclusion of Bowhill Lane/ Church Lane within the project, and subject to County Highways and/or the Police confirming that the work would constitute an improvement to road safety;**

**b) that the Clerk be asked to raise the matter with Highways and to encourage them to use their powers under Section 154 of the Highways Act 1980 if appropriate.**

64/19 The Clerk advised members that the Borough Council had apparently ruled that the proposed development of two residential units at Ravenshall Top Farm (planning notice 18/00998) fell under permitted development rights and therefore did not require the submission of a full planning application.

65/19 Members considered the following planning application:

**19/00080/FUL Erection of detached property and triple garage, Land adjacent to Mayfield, Church Lane, Betley.**

**RESOLVED that the Parish Council strongly objects to the application on the following grounds.**

1. As development within the Green Belt both local and national planning policies require very special circumstances to be demonstrated to justify a grant of permission. No very special circumstances have been advanced and the proposal is therefore inconsistent with planning policy;

2. Its particular setting, adjoining the churchyard and burial ground of the Grade I Listed Parish Church, would make such a development entirely inappropriate;

3. Despite the application stating that this is a brownfield site (i.e. previously developed land) the Parish Council is unconvinced that this is a reasonable description since the site is essentially a paddock/ grassland field;

4. The Parish Council does not consider that the site could be considered as an infill site since it is not “a small gap within an otherwise continuously built-up frontage” [the definition provided in the Newcastle-Under-Lyme Local Plan 2011].

66/19 Members considered the following planning application:

19/00130/COU Change of use from agricultural land to use for dog training and exercise, land off Checkley Lane, Wrinehill.

**RESOLVED** that the Parish Council supports the application.

67/19 Members considered the following planning application:

19/00131/FUL First floor extension to existing garage, Cranbrook, Balterley Green Road, Balterley.

**RESOLVED** that the Parish Council has no objection to the principle of the proposed development. However the Local Planning Authority will need to satisfy itself that:

1. The proposal is in accordance with local and national Green Belt policy;

2. The proposal does not represent a disproportionate addition over and above the size of the original dwelling, given the previous grant of permission in 2006 and the permitted development recognised in 2018;

3. The detailed design, particularly in relation to the scale and design of the roofing and the fenestration at first floor level, is appropriate to its setting in open countryside within the Green Belt.

68/19 Members considered the following planning application:

19/00143/FUL Extensions & alterations, The Mount, Church Lane, Betley.

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

69/19 Members considered a potential funding source for local community projects. As the closing date was 29<sup>th</sup> June it was :

**RESOLVED** that the matter be considered further at a future meeting and that Cllr Reah would seek to circulate further details.

70/19 Members considered any urgent financial matters.

**RESOLVED** that the Council authorises payment of the following :

Betley CE School	Grant	£ 269.88	1442
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71/19 Date of next meeting: Thursday 28<sup>th</sup> March 2019.