

BETLEY, BALTERLEY & WRINEHILL PARISH COUNCIL

Minutes of the meeting held on 28th February 2013

PRESENT:

Cllrs Robert Bettley-Smith, Steven Ball, Karen Burton (from min.52), Dave Hales, Seb Daly, Simon Harrison, Richard Head, Hayley Kerr, Jo Thomas and Chris Watkin.

IN ATTENDANCE:

Borough Councillor Becket.
Gwyn Griffiths (Clerk).
Three members of the public.

49/13 Apologies for absence was received and accepted as valid reasons for absence under Section 85 of the Local Government Act 1972 from Cllrs Berrisford and Speed (work).

Apologies for absence were also received from County Cllr Chapman and Borough Cllr Wemyss.

50/13 Members considered the declaration of interests in agenda items.

The following members declared prejudicial interests in Item 10 (proposed musical event, Betley Court Farm) for the reasons listed: Cllr Daly (Vice-Chairman of the Horticultural Society which had an interest in the site); Cllr Hales (neighbour); Cllr Thomas (potential family financial interest in the event).

All remaining members declared personal interests in the same item through their acquaintance with Cllr Speed as landowner.

Cllrs Daly and Watkin declared personal interests in planning application 13/00048 (Ladygates) as neighbours, but not directly affected.

51/13 **RESOLVED that the minutes of the meeting of 24th January 2013 be approved as a true record and be signed by the Chairman.**

52/13 The meeting was adjourned to allow public participation.

Two members of the public wished to speak. The first (the applicant in 13/00073 Chamberlain Court) indicated that he would be interested to hear the Council's views and to assist with any information required. The second (representing the applicant in 13/00065 Blue Bell) outlined the further changes made to the scheme since it had last been considered by the Parish Council. In particular he would be interested to hear the Council's views on which properties within the development should be allocated as affordable housing through shared ownership.

[Cllr Burton joined the meeting during the above item]

53/13 Borough Cllr Becket reported on the following matters.

The Borough Council had set its precept the previous evening. There would be no increase in the Council Tax with very little adverse impact on front-line services. The Borough Council was strongly opposed to proposals for the area to the South East of Crewe

contained in the draft Development Strategy of Cheshire East which they felt would have an adverse impact on the regeneration of North Staffordshire. The Borough Council had yet to make a final decision on its response to the proposed route of HS2 (High Speed Rail: Birmingham – Manchester) but felt it would be a disaster for North Staffordshire as benefits would accrue to Crewe rather than Staffordshire. The proposals for the Blue Bell were a revision following the earlier refusal by the Borough Council. He had reported flooding problems at Doddlespool and in Checkley Lane, but noted that the Parish Council had taken direct action to address (as far as possible) the former problem.

54/13 The Chairman reported on activities undertaken since the last meeting. He had been unable to attend the February Rural Transport Meeting. He had written to the Cricket Club following the January meeting, but no reply had been received. He had circulated a note to members regarding gully emptying and road sweeping carried out on behalf of the Parish Council.

55/13 The Vice-Chairman reported that he had removed the noticeboard at Balterley (B5500) which had fallen from its posts.

56/13 The Clerk advised members of the importance of completing the Register of Disclosable Pecuniary Interests forms which had been supplied.

57/13 Cllr Head advised members that the improvement works to the Village Hall were now virtually complete, and invited members to the official opening on 9th March.

58/13 The Clerk advised members that since the last meeting of the Council he had authorised – after consultation with the Chairman and Vice-Chairman - gully clearing and road sweeping work in the parish in view of the urgency of the work (and potential safety risk), the lack of action from the County Council, and the fact that the bulk of the cost could be met externally.

RESOLVED that the Clerk's actions be endorsed.

59/13 Members considered the following planning application:

13/00073 Replacement of window with French doors, Recreation House, Chamberlain Court, Betley

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

60/13 Members considered the following planning application:

13/00065 Residential development, The Blue Bell, New Road, Wrinehill

RESOLVED that, on balance, the Parish Council would not object to the proposed scheme, but would wish to make the following representations to the Local Planning Authority:

a) that it is important that the properties receive individual detailing to differentiate them from each other;

b) that the Parish Council is of the strong view that the affordable housing element of the scheme should be provided by the two semi-detached properties, and not by apartments.

61/13 Members considered the following planning application:

13/00025 Alterations and extensions, Co-Operative Cottage, Main Road, Betley

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

62/13 Members considered the following planning application:

13/00032 Extensions, Yew Tree Cottage, Deans Lane, Balterley

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

63/13 Members considered the following planning application:

13/00048 Single storey side extension, 27 Ladygates, Betley

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

64/13 The Clerk advised members that a further application had been received since the Agenda had been prepared and invited councillors to consider how they wished to proceed. Given the modest scale of the proposed works it was **RESOLVED that the application be considered immediately**. Members therefore considered the following planning application:

13/00163 Part bricking-up of full height window, Balterley Court, Balterley

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

65/13 The Clerk advised members of the following Decision Notices received:

12/00762 Extensions, The Vicarage, Church Lane, Betley – PERMITTED

12/00789 Change of use to tea rooms, Betley Court Farm, Betley - PERMITTED

66/13 The Clerk advised members that a Certificate of Lawful Development had been issued by the Borough Council in respect of application 12/00690 relating to proposed use as a wedding venue, Buddleigh Farm, Betley. Members expressed their concern regarding the Borough Council's decision on the matter.

RESOLVED that the Borough Council be invited to explain how the traffic management requirements set out in the application can be enforced, to ensure that the highway authority's insistence on the stewarding of traffic can be met.

67/13 It was agreed that the music event planned for August should remain an agenda item and that members should be supplied with details of any response received from the Borough Council.

[Having declared prejudicial interests in the above item Cllrs Daly, Hales and Thomas withdrew during its consideration]

68/13 Members considered possible action to secure protection the collapsed wall in Betley. The Clerk advised that the County Council had indicated a willingness to meet on-site to discuss options which would ensure safety and security without compromising future work to restore the wall.

RESOLVED that the Clerk, the Chairman and Cllr Hales (as available) be authorised to meet with representatives of the County Council on-site, and that indicative prices be obtained for any necessary works.

69/13 Members considered complaints regarding dog fouling in the parish.

RESOLVED a) that Cllr Daly draw up a letter to residents highlighting local concern (to be referred to the Chairman and Clerk before use);

b) that the Clerk be asked to obtain dog fouling warning signs from the Borough Council, and to establish the position in respect of faeces bins.

70/13 Consideration of the Council's potential role in emergency planning was deferred to await a further response from the Borough Council.

71/13 Members noted the recent announcement of the proposed route for HS2 which did not enter the parish (although it ran close to the western boundary of the parish between Checkley Lane and Den Lane).

RESOLVED that the Clerk be asked – if possible – to provide a link to the HS2 site from the village website

72/13 Members considered initiatives being undertaken or considered by the Parish Council.

73/13 Clearance of pavements and gullies. The Chairman outlined to members the programme of works which had been carried out which had resulted in much better drainage along the A531. Street sweeping work by the Borough Council had also contributed to an improvement in the general condition of Main Road. However, work at one location had identified potential serious problems with the drainage at one point, with a possibility of total drainage collapse. This information had been forwarded to the County Council for attention.

74/13 Bus facilities, Main Road/East Lawns. The Clerk advised members that he was now in receipt of a quotation for works to relocate the Newcastle-bound stop.

RESOLVED that an application be made to the Bonfire Committee for possible grant aid toward the cost of this work.

75/13 Gritting. The Chairman updated members on the current position regarding grit use and supplies.

76/13 Cllr Burton reported that the County Council had now agreed that the Community Footpaths Initiative funding could be carried forward into the next financial year in view of the progress on sale of land in the area where work was planned.

77/13 Members discussed development of the village website.

RESOLVED a) that Cllr Head will provide suitable photographic material for the Gallery section of the website;

b) that the Clerk will investigate the possibility of additional access to the news section of the website.

78/13 Members considered area issues raised by members.

RESOLVED a) that the action taken in removing the Balterley (B5500) noticeboard following its deterioration and partial collapse be noted, and that the practicability of its replacement be reviewed in the light of safety and liability issues arising out of its location, and the level of public demand for the facility;

b) that the response of Post Office Counters to the consultation on changes at the Betley Post Office be noted.

79/13 Members considered highway issues raised.

RESOLVED that Staffordshire County Council be urged to attend to flooding issues on Checkley Lane, Wrinehill.

80/13 The Clerk tabled correspondence received since the last meeting. There were no matters requiring decision.

81/13 Members considered potential use of the outstanding balance available under the Borough Council's Community Chest programme.

RESOLVED that the following additional grants be recommended, in addition to the sums already provided (in brackets):

Betley Bike Curious £125 (£300).

Betley Show Committee £225 (£400).

[Cllrs Ball and Daly declared prejudicial interests in the above item as officers of Bike Curious and both organisations respectively and withdrew from the Meeting during its consideration]

82/13 The Clerk submitted to members a list of invoices to hand and payments due, and the Financial and Bank Statements to date.

83/13 **RESOLVED a) that the Council authorises payment of the following:**

| | | | |
|---------------------------------|-----------------------|----------------|-------------|
| Tardis Environmental Ltd | gully clearing | £630.00 | 1082 |
| Bailey Arts Ltd | framing | £ 80.99 | 1083 |

b) that the Financial Statement be received;

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

84/13 Members of the Laudy Croft Working Group advised that no maintenance work was currently required.

85/13 Members considered Council communication, and matters to be included in the next issue of the Parish Magazine.

86/13 Members were advised that since a tendering exercise had been carried out in 2012 it would be in order to roll forward the maintenance contract if members so wished. It was noted that the Church would wish to place their Cross on the Memorial Garden at Easter.

RESOLVED a) that the Clerk be authorised to extend the existing maintenance contract for 2013;

b) that the Clerk be authorised to grant permission for the erection of the Cross on the Memorial Garden on request as suitable risk assessment and evidence of insurance had already been seen.

87/13 Date of next meeting: Thursday 28th March 2013.

88/13 **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 Section 100A (Schedule 12A Part I) of the Local Government Act 1972 in that it relates to potential contractual arrangements for the supply of goods and services, and/or potential legal proceedings by or against the authority, and that it is considered to be in the public interest to exclude.**

89/13 The Clerk advised that no further communication had been received from the Borough Council regarding land at Laudy Croft.