

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

## **Minutes of the meeting held on 23rd January 2012**

### PRESENT

Cllrs Steven Ball, Karen Burton, Dave Hales (from min.13), Richard Head, Frank Speed, Jo Thomas and Chris Watkin.

### IN ATTENDANCE

County Cllr Frank Chapman  
Four members of the public  
Gwyn Griffiths (Clerk)

1/12 In the absence of both the Chairman and Vice-Chairman the Clerk invited members to elect a Chairman for the meeting.

**RESOLVED that Richard Head be elected as Chairman for the meeting.**

2/12 Apologies for absence were received and accepted as valid reasons for absence under Section 85 of the Local Government Act 1972 from Cllrs Berrisford (family reasons), Bettley-Smith (family), Daly (family), Harrison (work) and Morris (holiday). An apology for likely late arrival had been received from Cllr Hales (work).

An apology for absence had been received from Borough Cllr Becket who was attending a meeting in Stafford.

3/12 Members considered the declaration of interests in agenda items.

Cllr Watkin declared personal interests in planning applications 11/00644 (Betley Hall Gardens) as his parents were resident in Betley Hall Gardens, but not directly affected by the proposed development, and 12/00002 (Ladygates) as he was resident in Ladygates, but not directly affected by the proposed development. Cllr Burton declared a personal interest in planning application 11/00644 (Betley Hall Gardens) as she was resident in Betley Hall Gardens, but not directly affected by the proposed development.

4/12 **RESOLVED that, subject to the correction of three typing errors ('assisted' for 'asisted' in min.302; 'restrictions' for 'retictions' in min.317; and 'legal' for lrgal' in min.330), the minutes of the meeting of 24th November 2011 be approved as a true record and be signed by the Chairman.**

5/12 The meeting was then adjourned to allow public participation. Two members of the public wished to speak.

The first wished to draw to the Council's attention a petition, objecting to the siting of a snack bar at the junction of Post Office Lane with the A531, which had the support of 81% of local residents. The snack bar had been located there for seven months and residents wished to see a conclusion to the matter. The petition had been sent to the Borough Council as the local planning authority with a copy to the Parish Council (the Clerk confirmed that a copy had been received, and was available for inspection by members). County Cllr Chapman explained some of the reasons for delay in dealing with the matter, which related to the

various powers which might be available to the County or Borough Councils in relation to the use of the land. The Clerk indicated that he had that day received a communication from the Borough Council on the matter which would be reported to members at the appropriate stage of the meeting.

The second member of the public indicated that he and his wife had attended in order to express interest in the suggested Community Speed Watch Scheme. Their contact details were noted.

6/12 The Chairman had provided a report on recent activities to members by e-mail. He had attended a meeting of the Rural Transport Scheme, and had held further discussions regarding the cutting back of hedges at The Butts.

7/12 County Cllr Chapman presented his report to members. He had received a number of complaints regarding gritting by the County Council, which he had investigated thoroughly.

8/12 Members considered the following planning application:

**11/00573/FUL Erection of detached garden room, Peel Croft, Post Office Lane, Balterley.**

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

9/12 Members considered the following planning application:

**11/00644/FUL Two storey side extension, 27 Betley Hall Gardens, Betley.**

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

10/12 Members considered the following planning application:

**12/00002/FUL Retention of tree house and decking, 21 Ladygates, Betley.**

**RESOLVED that the Parish Council has no objection in principle, but the planning authority will need to satisfy itself that the proposal meets the requirements of Policy S.15 (Design), and that there is no adverse impact on the adjacent area protected by Policies S.3 (Green Belt) and N.20 (Areas of Landscape Enhancement).**

11/12 The Clerk advised members of the following Decision Notices which had been received:

11/00448 Coachman's Cottage, Main Road, Betley – PERMITTED

11/00548 Yew Trees, Main Road, Betley – PERMITTED (It was noted that the proposal had been amended since consideration by the Parish Council and the height of the garage had been reduced to address some of the concerns expressed by members and local residents)

11/00574 Doddlespool Farm, Balterley – REFUSED

12/12 The Clerk advised members that a planning application (11/00488 Coachman's Cottage, Main Road, Betley) had been received after the last meeting, and requiring a response before the date of this meeting. After consultation with the Chairman and Vice-Chairman it was agreed to deal with the application under the Council's Standing Order relating to Urgent Business and that a special meeting was not required. After consultation the Clerk had submitted the following observation to the Borough Council:

*The Parish Council has no objection to what is proposed and notes from the application that the applicant has taken advice from the Borough in developing the proposal. The important architectural features such as the chimney must be retained and the form of the Orangery should be modified, as recommended by the Borough Planning Officers.*

(Cllr Hales joined the meeting at this point)

13/12 The Clerk advised members that he had received an e-mail that day from the planning department at Newcastle Borough Council, seeking the Parish Council's views on whether enforcement action should be taken in respect of the change of use of land at the junction of Post Office Lane with Main Road, Balterley for the siting of a snack bar.

**RESOLVED that the Borough Council be informed that the Parish Council has received many complaints on the siting and operation of the snack bar, and that in the view of the Parish Council enforcement action was necessary in order to address the concerns of residents, and to establish the precise legal position regarding a usage of this nature on such sites.**

14/12 Members considered a report prepared by the Clerk setting out recent expenditure patterns, and draft budget and precept proposals for 2012-13.

**RESOLVED a) that the budget as set out be approved;  
b) that the precept for 2012-13 be set at £10,130.**

15/12 The Clerk advised members of problems with the two noticeboards in Balterley. The board at Post Office Lane had been blown down in recent windy conditions, and had been removed by Cllr Hales to a safe location for an assessment of repair works needed. The framing of the board near Deans Lane had rotted, and was potentially hazardous as the glass panel might work loose.

**RESOLVED a) that Cllr Hales be thanked for his assistance and be authorised to carry out necessary works to reinstate the Post Office Lane board;  
b) that the glass panel and rotting woodwork be removed from the board near Deans Lane, and the board be retained as an open noticeboard.**

16/12 Members considered progress on initiatives undertaken, or proposed to be undertaken, by the Parish Council.

17/12 Balterley pavements. The Clerk was still awaiting a response from the County Council on the possibility of the Parish Council commissioning the necessary work from the County Council, but suggested that in the meantime it might be worth approaching the contractor who had carried out works on the Memorial Garden to see if he would be able to carry out the work.

**RESOLVED that the Clerk be asked to approach the contractor, and be authorised to commission the necessary works – if appropriate – under the terms of Minute 282/11.**

18/12 Buswaiting/ shelter facilities. The Chairman had established that the works to provide a paved access and waiting area for the Crewe-bound stop at Main Road/East Lawns was scheduled for February. The County's representative had also suggested that a paved area should also be provided at the Village Hall (Crewe-bound) stop. Members expressed concern that visibility at the Main Road/East Lawns (Newcastle-bound) stop was obscured owing to the line of the hedge at the adjoining property, and that this could lead to waiting passengers – including schoolchildren – having to stand close to, or even in, the carriageway to see the approaching bus.

**RESOLVED that the Clerk be asked to raise these issues with the appropriate County Council officer.**

19/12 Balterley bench. The Clerk advised members that he had received a letter from the Legal Department of Staffordshire County Council indicating that the Section 96 Agreement which they had asked the Parish to enter into should in fact have been an agreement under Section 115 of the relevant Act. The implications for the Parish Council were no different, and there was no additional cost implication.

**RESOLVED that the Clerk be authorised to take any necessary steps to complete the Section 115 Agreement.**

20/12 Plaques on Parish Council benches. The plaques had now been received, and were available for fixing.

**RESOLVED that Cllr Hales be asked to fix the plaques.**

21/12 Members considered arrangements for an event to mark the Queen's Diamond Jubilee. A draft programme of events was outlined, and it was suggested that the Parish Council could best support the initiative by formally endorsing the work of a Working Party, made up of both councillors and other interested residents, to progress arrangements.

**RESOLVED a) that the Parish Council formally endorses and supports a community event to mark HM The Queen's Diamond Jubilee;**

**b) that a Parish Council Jubilee Working Party be established, to include such councillors and local residents as wish to support its work, to develop the event;**

**c) that Borough Cllr Becket, as prospective Mayor of the Borough for 2012-13, be invited to be involved as appropriate in marking the Jubilee.**

22/12 Members considered area issues raised by members.

**RESOLVED that the Clerk advise the Highways Authority of the problem created by tree branches obscuring streetlights at The Wilderness.**

23/12 Members considered current highway issues.

**RESOLVED a) that the letter regarding the hazard for pedestrians on Main Road, Balterley be noted and be tabled as an agenda item for the next meeting;**

**b) that the Clerk be asked to co-operate with County Cllr Chapman in seeking to obtain a grit bin to be located at the Village Hall Car Park for community use in gritting nearby pavements and highway access.**

24/12 The Clerk tabled correspondence received since the last meeting.

**RESOLVED that no action be taken in regard to the Best Kept Village competition.**

25/12 Members considered a request for financial assistance under the Community Chest scheme.

**RESOLVED that the application (from the Madeley & District Community Association) be deferred pending receipt of further information regarding the level of local usage of the service provided.**

26/12 The Clerk submitted to members a list of invoices to hand and payments due, and the Financial and Bank Statements to date.

27/12 **RESOLVED a) that the Council authorises payment of the following:**

DT Askey	Meml Garden maintenance	£300.00	898
G Griffiths	Salary & Expenses	£683.31	899

**b) that the Financial Statement be received;**  
**c) that the Bank Statements be noted, and the reconciliation verified and signed by the Chairman.**

28/12 Members of the Laudy Croft Working Group advised that no maintenance work was currently required.

29/12 Members considered issues relating to council communication, and items to be included in the next issue of the Parish Magazine.

30/12 Members of the Memorial Garden Working Group advised that they had now considered the difficulties created by the conifer on the Memorial Garden grassed area. They recommended that the lower branches be removed in order to allow more light to reach the ground.

**RESOLVED a) that the recommendation of the Working Group be adopted;**  
**b) that the Clerk obtain any necessary permission from the local planning authority.**

31/12 Date of next meeting: Thursday 23rd February 2012.

32/12 **RESOLVED that the press and public be excluded during consideration of the next two items under the provisions of the Public Bodies (Admission to Meetings) Act 1960 and Section 100A (Schedule 12A Part I 98, 9 & 12)) of the Local Government Act 1972, in that they relate to potential contractual arrangements for the supply of goods and services (minutes 33 & 34), and/or potential legal proceedings by or against the authority (minute 33).**

33/12 The Clerk advised members that no further communication had been received from the Borough Council relating to possible contamination and planning conditions at Laudy Croft, and therefore no action was required.

34/12 The Clerk advised members of tenders received for the maintenance of the Memorial Garden in 2012.

**RESOLVED that the tender from DT Askey of Den Lane, Wrinehill be accepted.**