

BETLEY, BALTERLEY & WRINEHILL PARISH COUNCIL

Minutes of the meeting held on 28th January 2016

16/16 PRESENT:

Cllrs Robert Bettley-Smith, Mandy Berrisford, Seb Daly, Graham Ecclestone, Dave Hales, Richard Head, Frank Speed, Jo Thomas (from min.20), Terry Townsend, Ian Walton and Chris Watkin (from min.30).

17/16 IN ATTENDANCE:

One member of the public.
Gwyn Griffiths (Clerk).

18/16 An apology for absence was received from Cllr Morris (holiday). An apology for late arrival had been received from Cllr Watkin.

19/16 Members considered the declaration of interests in agenda items.

Cllr Daly declared a personal interest, which might be a prejudicial interest depending on the nature of the matter, in Agenda Item 9 (Enforcement Action at Doddlespool) as the subject of the action was a client of his practice.

Cllr Bettley-Smith declared a personal interest in Item 20a (Community Chest application by the Bowling Club) as his wife was an officer of the Tennis Club. Cllrs Head and Walton declared personal interests in the same item as officers of the Village Hall Committee.

[Cllr Thomas joined the meeting at this point]

20/16 **RESOLVED** that the minutes of the meeting of 26th November 2015 be approved as a true record and be signed by the Chairman.

21/16 **RESOLVED** that the minutes of the meeting of 10th December 2015 be approved as a true record and be signed by the Chairman.

22/16 **RESOLVED** that the minutes of the meeting of 7th January 2016 be approved as a true record and be signed by the Chairman.

23/16 The meeting was adjourned to allow public participation and the Chairman outlined the appropriate procedure.

24/16 One member of the public was present and indicated that he was interested in the agenda items relating to the Parish Plan and the condition of local pavements.

25/16 The Chairman suggested that the relevant items should be brought forward in the agenda and this was agreed by members.

26/16 Cllr Head outlined progress on reviewing the Parish Plan. An initial meeting had taken place and a few matters had been resolved including the need to recruit a wider group of residents to undertake the review. Posters had been prepared and distributed inviting participation and a further meeting would take place on 9th February. Cllr Head indicated that

he was willing to act as an Interim Chairman but in view of his other roles he felt it inappropriate to occupy the role in the long term. It was also important that the Parish Council and the review process should involve itself in the development of the Stoke and Newcastle Local Plan.

RESOLVED that the Clerk be instructed to take any necessary steps to involve the Parish Council in the Local Plan process.

27/16 Members considered the condition of pavements within the parish. Cllr Daly advised that he had been approached by a resident of East Lawns who had expressed concern regarding the condition of pavements in that area. Members also identified other areas of concern.

RESOLVED that the Clerk advise the Highways Authority of the Parish Council's concerns regarding pavements within the parish, in particular those listed below, and request an urgent meeting on-site between highways officers and representatives of the Parish Council;

**Main Road, between Coachman's Cottage and Betley Court Farm;
East Lawns/ Rodger Avenue;
Balterley, Black Firs area;
Main Road, Back Lane to Betley Hall Gardens.**

28/16 The Chairman advised members of actions taken since the last meeting. As requested he had written to the MP setting out both progress and outstanding concerns re issues at Doddlespool.

29/16 No reports had been received from the County or Borough Councillors.

[Cllr Watkin joined the meeting at this point]

30/16 The Clerk advised that while posting notices for the meeting he had noticed that one of the posts at the Wrinehill noticeboard had rotted and needed attention. Cllr Hales offered to inspect the noticeboard and to take any appropriate action.

RESOLVED that Cllr Hales be authorised to act as necessary.

31/16 As Urgent Business dealt with since the last meeting the Clerk reported that the Council's usual contractor had declined to tender for work requested to pavements between Betley and Balterley on safety grounds, but had suggested an alternative contractor who held the necessary equipment for safe working. The Clerk asked for the Council's permission to engage the alternative contractor. The work would be principally funded by the County Council but he suggested that the Parish Council might wish to make a small contribution should that be necessary to secure the full programme of work.

RESOLVED a) that the Clerk be authorised to engage the alternative contractor subject to appropriate terms being agreed;

b) that, in the event of the County Council funding being insufficient to cover the full programme of works, the Clerk be authorised to commit up to £200 from the Parish Council contingency to meet the cost;

c) that, in the event of further funding being required, the Clerk to seek agreement from the Chairman and Vice-Chairman in accordance with the Council's Standing Orders.

32/16 Members considered the following planning application:

15/00759/FUL Five detached dwellings, former Blue Bell Inn site, New Road, Wrinehill (revised layout and house types)

RESOLVED that the Council continues to object to this proposal in the terms set out in its original comments of October 2015 and wishes to make the following further observations:

That the Council objects in the strongest terms as the proposal is not consistent with the Borough's local planning policies in that it is recognised to be "inappropriate development in the Green Belt" and that the "very special circumstances" that justified the previous consent for seven properties - that "the proposal would secure much needed affordable housing in this rural location" - no longer apply.

2. The Council would therefore ask the Local Planning Authority to identify the "very special circumstances" which would justify granting a consent which is "inappropriate development in the Green Belt"?

3. The Council is so concerned about the approach adopted by the Local Planning Authority that it reserves its position on referring the matter to the Local Government Ombudsman at a later stage. The grounds for referral being that the very special circumstances that justified the previous consent no longer apply.

If the Local Planning Authority is still minded to grant consent then the Council would wish to be assured that the commuted payment should be spent on affordable housing within the parish.

33/16 The Clerk advised members that the following planning decision notice had been received.

15/01080/FUL Rebuilding of The Broughton Arms, Balterley - APPROVED.

[Having already declared a personal interest in respect of the following item
Cllr Daly indicated that in view of the nature of the matter he felt it
appropriate to withdraw from the meeting and did so]

34/16 Members considered planning enforcement action which had taken place in respect of land at Doddlespool. The Clerk reported on the following advice received from the Borough Council's Planning Department.

The prosecution for failing to comply with the enforcement notice went to Court before Christmas but was deferred to 13th January. At that hearing Mr Oulton pleaded guilty to the failure to comply with the enforcement notice offence. He was fined £2,000 with costs of £675 and a surcharge of £120.

He has been asked by the Borough Council to indicate when the unauthorised structures will be removed. Failure to respond would lead to a return to court.

The Borough Council is also seeking further information regarding tyres and a further structure on the site. Failure to provide this information could lead to a further Planning Contravention Notice being served.

35/16 **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 that it is considered to be in the public interest to exclude.

36/16 Members considered tenders received for works at Laudy Croft. In view of the nature of the works to be carried out and the need to ensure that the contractor chosen was appropriate members were asked to consider whether they felt it appropriate for the tenderers to be identified.

RESOLVED that the tenderers be identified before consideration by members.

37/16 The Clerk identified the tenderers who had submitted prices.

[Cllrs Berrisford and Speed each declared a prejudicial interest as they had significant business connections to one or more tenderer and withdrew from the meeting]

RESOLVED that, subject to further discussion regarding the detailed works to be completed, Richard Heler be identified as the preferred bidder for the work and that the Clerk in consultation with the Chairman and Vice-Chairman be authorised to define the precise terms of the contract within budgetary provision.

38/16 Members considered the forthcoming events to mark the 90th birthday of H.M. The Queen.

RESOLVED that a community event be held on Saturday 11th June to mark the event with details to be developed at the next meeting.

39/16 In the absence of County Cllr Loades there was no progress to report on the consultation re pedestrian conditions on Church Lane/ Bowhill Lane.

RESOLVED that the Clerk write to County Cllr Loades expressing the Council's disappointment that he had been unable to attend and asking him to forward his report on this matter for the attention of members.

40/16 Members considered the Draft Budget and Precept as previously considered by members.

RESOLVED that the Draft Budget be approved subject to the following amendments:

a) that the provision for Contingency (Amenity) be increased by £1,000 to £1,500;

b) that a provision of £2,000 be made for potential works to extend the burial ground;

c) that a provision of £1,000 be made for potential support for a community event to mark the Queen's Birthday;

d) that these additional items be funded by an increase in the use of balances of £4,500 to £5,007;

and that the Precept set remain at the figure of £9,942.

41/16 Area issues raised by members were considered.

Balterley. Cllr Townsend advised that the sign at Post Office Lane/ Main Road had now been reinstalled.

Betley. It was noted that following gully clearing works carried out by the County Council the recent heavy rain had not led to the usual flooding in the area, and the Council's appreciation of this work was recorded. However at least one gully at The Wilderness remained blocked. It was also noted that flooding remained a problem on Back Lane close to its junction with Main Road. The Clerk would report these outstanding problems.

Members considered the provision of furniture for the public use of Laudy Croft and potential sources of funding.

[Cllr Daly declared a prejudicial interest as an officer of a potential grant provider and withdrew from the meeting during consideration of this item]

RESOLVED that the Clerk be instructed to make a grant application in the sum of £1,500 to the Bonfire Committee to finance three picnic tables for the site.

42/16 Members considered further highway matters. Cllr Townsend suggested that the Council might wish to consider whether Speed Sensor Signage might be appropriate in the village, as widely used in Cheshire East.

RESOLVED that the matter be considered at the next meeting.

Concern was expressed that Church Lane, approaching Cooksgate, was now subject to flooding, possibly following works in adjacent fields. The Clerk would report this to the County Council.

43/16 The Clerk tabled correspondence received since the last meeting. There were no matters requiring decision.

44/16 The Clerk submitted an application received under the Community Chest scheme.

RESOLVED that the Parish Council recommend to the Borough Council a payment of £502.42 to the Betley Bowling Club for the construction of a composting facility.

45/16 The Clerk submitted to members a list of invoices to hand and payments due, and the Financial and Bank Statements to date.

46/16 **RESOLVED a) that the Council authorises payment of the following:**

G Griffiths	Salary/expenses	£ 831.78	1218
Betley Village Hall	Hall hire	£ 27.00	1219
Lampholder 2000 Ltd	Christmas Tree lights	£ 331.20	1220

b) that the Financial Statement be received;

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

47/16 Members considered any necessary works at Laudy Croft. No immediate works were required.

48/16 **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 that it is considered to be in the public interest to exclude.**

49/16 Members considered tenders received for maintenance works at the Memorial Garden. In view of the nature of the works to be carried out and the need to ensure that the contractor chosen was appropriate members were asked to consider whether they felt it appropriate for the tenderers to be identified.

RESOLVED that the tenderers be identified before consideration by members.

37/16 The Clerk identified the tenderers who had submitted prices.

[Cllr Daly declared a personal interest as he had met one of the tenderers on the site]

RESOLVED that the contract for maintenance of the Memorial Garden 2016-2017 be awarded to Luke Rimmer.

38/16 Date of next meeting: Thursday 25th February.