

BETLEY, BALTERLEY & WRINEHILL PARISH COUNCIL

Minutes of the meeting held on 27th July 2017

203/17 PRESENT:

Cllrs Robert Bettley-Smith, Mandy Berrisford, Seb Daly, Richard Head, Frank Speed, Ian Walton and Chris Watkin.

204/17 IN ATTENDANCE:

Thirteen members of the public.

County Cllr Northcott.

Gwyn Griffiths (Clerk).

Representatives of HS2 (3) and Aspire Housing (1).

205/17 Apologies for absence had been received from Cllrs Eccleston, Thomas and Townsend.

206/17 Members considered the declaration of interests in agenda items.

Cllrs Bettley-Smith, Daly and Head each declared a personal interest in planning application 17/00437 as the applicant was a member of the Neighbourhood Plan Working Group on which they also sat. Cllr Daly also declared a personal interest in planning application 17/00127 as he was a Governor of the school which employed the applicant.

207/17 The Chairman proposed that the Agenda order be amended to allow the presentations from representatives of HS2 and Aspire Housing to be taken at this point of the meeting.

RESOLVED that the order of the Agenda be so amended.

208/17 The Chairman introduced the representative of Aspire Housing and explained that the invitation to attend had been extended to allow two issues to be discussed:

Aspire's property management policy in the area in light of the proposed sale of a local property which was of interest to potential local tenants;

The failure by Aspire to engage with the Parish Council on maintenance in the East Lawns area, both highways/pavements and landscaping.

Alice Newman (Aspire) outlined Aspire's current position. They held 37 properties in Betley, including the property currently for sale. They had an active disposal policy for properties which had high void costs and/or high value, or which were isolated properties geographically resulting in high maintenance/ administration costs. However it was unlikely that properties in East Lawns would be disposed of and further properties in the area would be considered. They had turned down any involvement on the Blue Bell site as the properties offered were considered unsuitable. There was a potential for development on the East Lawns garages site, subject to parking facilities being maintained.

Members questioned Ms Newman regarding Aspire's motivation and commitment to rural areas which, by their nature, were likely to be higher value and more expensive to maintain.

Ms Newman apologised for the failure to notify the Parish Council of the recent tree works at East Lawns/ Main Road. She was unaware of past meetings but would ensure that the Grounds Maintenance Manager would contact the Parish Council to discuss tree planting proposals for November 2017.

209/17 The meeting was briefly adjourned to allow members of the public to comment. A member of the public commented that enhancement at East Lawns/ Main Road seemed a good idea and stressed the value of dialogue between Aspire and the Parish Council.

210/17 The Chairman thanked Ms Newman for her attendance and presentation and for answering questions raised. He then introduced the representatives of HS2 and outlined the Parish Council's principal concerns at this stage, which were the impact of construction works on the village, particularly the A531 corridor, and the specific impact on properties in Den Lane.

211/17 The representative of HS2 provided an update on the progress of HS2. He stressed that the current proposals, although detailed, were a parliamentary bill and could be subject to review over the next 2-3 years as they passed through the parliamentary process. The final bill would probably not gain approval until late 2019.

There would now be a series of consultation meetings (including at Crewe on 8th August and potentially Madeley at some point) at which the detailed proposals could be viewed and discussed. This phase of consultation would close on 30th September.

Subject to parliamentary approval preliminary site works would commence early in 2020 with civil engineering from late 2021 through to 2026 to be followed by final installation works and planned commissioning in December 2027.

The most important local change from previous proposals was the moving of the southern portal of the Crewe tunnel south of the A500 which would allow the previous triple-deck flyover between Betley and Chorlton to be replaced by a lower two-deck flyover.

Traffic modelling had taken place to assess the impact on local roads. A haul road would be created along most of the route and the largest vehicles would be restricted to that corridor. However there would be a need to deliver to certain site locations which could lead to certain pinch points on the network. This would be discussed with the relevant highways authorities (Staffordshire and Cheshire East). There would be no construction traffic as such within the Parish.

As far as Den Lane was concerned the works to the existing main line had now been reduced in scope meaning that the existing bridge could be retained and intrusion onto the properties on Den Lane could be reduced. There were specific concerns for residents, possibly because of the wording of various legal documents served which were unclear. It was agreed that HS2 would meet face to face with residents within the next three weeks to discuss potential impact on a case by case basis.

212/17 The meeting was further adjourned to allow residents to raise any concerns which were dealt with by the representatives of HS2.

213/17 The meeting was then reopened and members considered their response on the two matters discussed.

214/17 On the matter of Aspire Housing it was:

RESOLVED a) that the Parish Council enter into further discussion regarding the maintenance of East Lawns/ Main Road landscaping;
b) that the ownership and maintenance responsibilities for highways and pavements in the East Lawns be established;
c) that Aspire's disposal policy be noted and that the Council express its concern at the impact of such a policy on an area such as Betley;
d) that the Council seek to work constructively with Aspire to improve that policy to the benefit of parish residents.

215/17 On the matter of HS2 it was:

RESOLVED a) that the consultation be considered as a substantive item at the September meeting;
b) that HS2 be asked to provide sufficient copies of the appropriate documentation (maps book and supporting text) to allow each member a copy;
c) that HS2 be required to meet with Den Lane residents within three weeks as agreed.

216/17 **RESOLVED** that, subject to the addition of the letter "c" to the word "ommitments" in Minute No.182, the minutes of the meeting of 22nd June 2017 be approved as a true record and be signed by the Chairman.

217/17 The Chairman outlined the procedure for public participation, and the meeting was adjourned to allow the public to speak. One member of the public indicated attendance to observe the progress of a planning application.

218/17 The Chairman reported that since the last meeting he had been contacted by various residents regarding the reopening of Laudy Croft which was being used and enjoyed. He had also been contacted regarding issues at Doddlespool which it appeared were being acted upon by the relevant authorities.

219/17 The Vice-Chairman reported that he had attended meetings related to the Neighbourhood Plan, including a meeting with other local Neighbourhood Planning groups. He had attended a meeting of School Governors and the school was progressing well.

220/17 The Clerk advised members that newsletters from the SPCA were now being received by e-mail and would be forwarded to members. He also notified members of the options for renewing the Council's insurance cover.

RESOLVED that the Council enter into a 5-year agreement with the Council's current provider on the terms set out.

221/17 County Cllr Northcott presented his report to members, which included the following:

- work continued on addressing the Council's budget shortfall;
- his own element of the Staffordshire Community Fund was £7,000 with a cut-off date of 28th November for applications;
- the government had provided additional funding to address the backlog of pothole repairs; the backlog of 13,000 had been reduced to 11,000, and there was a 12 month programme for further work;
- there was an 8 week consultation under way on proposed changes to subsidised bus services;
- OFSTED had rated the county as "Good";

- there was a Safer Roads Partnership trial underway (closing date mid-September) for local road safety initiatives.

Cllr Northcott also updated members on Borough Council matters:

- the Joint Local Plan was currently under consultation; there had been a one week extension in view of problems with the process;

- he felt there were many issues relating to the JLP: the need for a full rural scoping report, the targets set were unachievable, there were issues relating to spillover from Cheshire East, and the impact of HS2 had not been considered;

- the boundary changes had been approved and would be implemented in May 2018.

222/17 There was no report from the Borough Councillors.

223/17 There were no matters to report from the Council's representatives on outside bodies.

224/17 Members considered the following planning application.

17/00127/FUL Part single storey, part two storey side extension and ground floor rear extension, 5 Den Lane, Wrinehill.

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

225/17 Members considered the following planning application.

17/00437/FUL Erection of double garage, land rear of Old Post Office, Main Road, Betley.

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

226/17 Members considered the following planning application.

17/00565/FUL Replace existing garage with an oak frame, pitched roof garage, White Cottage, Main Road, Betley.

RESOLVED that the Parish Council supports the application as it constitutes a n improvement to the visual appearance of the site.

227/17 The Clerk advised members that under the arrangements for Urgent Business he had arranged payment of one account as recorded in the Financial Statement. He had also made enquiries regarding options for ragwort control on Laudy Croft though no commitment had been made at this stage.

228/17 The Clerk notified members of two current consultations on the Joint Local Plan and on proposed reductions to supported bus services.

RESOLVED that in view of the significance of these issues a special meeting be held on 10th August to discuss these matters.

229/17 Members reviewed matters relating to the Council's property and assets. It was noted that the Memorial Garden had been replanted to good effect.

RESOLVED that the Council's usual contractor be asked to "top and chop" the ragwort on Laudy Croft and that a longer term plan of action to deal with the matter be considered at the October meeting.

230/17 The Clerk submitted to members a list of invoices dealt with under Urgent Business provisions, invoices to hand and payments due, and the Financial and Bank Statements to date.

231/17 **RESOLVED** that payment of the following be noted:

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| L Rimmer | Meml Garden maintenance | £ 990.00 | 1303 |
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232/17 **RESOLVED** a) that the Council authorises payment of the following:

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| G Griffiths | Salary/ Expenses | £ 464.72 | 1304 |
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| G Griffiths | Neighbourhood Plan | £ 174.42 | 1305 |
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| Mh-p internet | Website | £ 108.00 | 1306 |
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| SPCA | Subscription | £ 323.00 | 1307 |
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c) that the Financial Statement be received;

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

233/17 Members considered whether to carry out the customary tree pruning and pavement clearing work at The Wilderness in connection with Betley Show. In past years this had been funded via the agreement with the County Council, but this source of funding was no longer available.

RESOLVED that the Parish Council meets the cost of the customary work.

234/17 In view of the lateness of the hour it was **RESOLVED** that the meeting be closed with any outstanding business to be considered at a Special Meeting on 10th August.