

BETLEY, BALTERLEY & WRINEHILL PARISH COUNCIL

Minutes of the meeting held on 27th October 2016

301/16 PRESENT:

Cllrs Seb Daly, Dave Hales, Richard Head, Frank Speed, Terry Townsend, Ian Walton and Chris Watkin.

302/16 IN ATTENDANCE:

Four members of the public.
Gwyn Griffiths (Clerk).

303/16 In the absence of the Chairman, the Vice-Chairman, Cllr Daly, took the chair.

304/16 Apologies for absence had been received from Cllrs Berrisford, Bettley-Smith, Ecclestone and Morris.

RESOLVED that Cllr Berrisford's absence be considered a valid reason for absence under Section 85 of the Local Government Act 1972.

305/16 Members considered the declaration of interests in agenda items.

Prejudicial interests were declared in respect of the items identified by the following members:

Cllr Walton - planning applications 792 and 794 (The School Rooms, Betley) as he had a contractual financial relationship with the applicants.

Cllr Speed - planning application 756 (Betley Court Farm, Betley) as the applicant, and Agenda Item 13 (Betley Concerts) as the licence holder.

CllrsHead and Walton - matters relating to the Village Hall Committee as officers of that committee.

All members declared a personal interest in planning application 756 and Agenda Item 13 as acquaintances of Cllr Speed. Cllr Daly declared a personal interest in planning application 828 as the applicant was an acquaintance.

306/16 **RESOLVED that the minutes of the meeting of 22nd September 2016 be approved as a true record and be signed by the Chairman.**

307/16 The Chairman outlined the procedure for public participation and the meeting then adjourned to allow members of the public to speak.

308/16 Three members of the public wished to engage in public participation.

The first member of the public explained the background to planning application 756, and that it was a resubmission of an application approved in 2012 but was now time-expired. There had been no changes to the proposals.

The second member of the public was the applicant for planning applications 792 and 794, had no comments to make but would be happy to answer any questions raised by members.

The third member of the public indicated that he was attending out of general interest, but was particularly interested in Agenda Items 16 and 18 (Pavements and Speed Monitoring).

309/16 There was no report from the Chairman in his absence, but he had circulated to members some comments regarding the Consultation on HS2 Phase 2a. The Vice-Chairman reported that he had been in contact with County Cllr Loades regarding the planned County Council/ School/ Parish Council meeting to discuss highway issues in Bowhill Lane/ Church Lane.

310/16 The Clerk formally advised members of his intention to retire during 2017. He also advised members that the External Audit of Accounts for 2015-2016 had been successfully completed. It was a 'clean' audit; the Auditor had made two observations. Firstly, that in recording the approval of the Statement of Accounts and the Governance Statement they should be recorded as separate minutes to confirm that they had been approved in the required order. Secondly he had expressed some concern at the Council's level of balances which he considered to be high. This would be reviewed as part of the budget process.

311/16 No reports had been received from the County or Borough Councillors.

312/16 The Council's representatives on the Village Hall Committee and the School Board of Governors had nothing to report. The Council's representative on the Betley Trust had been unable to attend their most recent meeting but advised there was nothing important to report.

313/16 The Clerk advised members that no Urgent Business had been dealt with since the last meeting.

314/16 Members considered the following planning application:

16/00731/FUL Bedroom and sun room extension, Orchard House, Chamberlain Court, Betley.

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

315/16 Members considered the following planning application:

16/00756/COU Change of use of part of existing furniture showroom as a tea room, Betley Court Farm, Main Road, Betley.

RESOLVED that the Parish Council supports the application as it provides for further diversification of the existing agricultural and commercial enterprise and offers opportunities for further employment in a rural area.

316/16 Members considered the following planning application:

16/00759/FUL Single storey side & rear extension, Modesty, Main Road, Betley.

RESOLVED that the Parish Council supports the application as it will improve the visual appearance of the building.

317/16 Members considered the following planning application:

16/00782/FUL & 783/LBC Ground floor side extension, erection of new rear garage and new boundary wall and railings to front and side elevations, Walnut Cottage, Main Road, Betley for Mr & Mrs McLaughlin.

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

318/16 Members considered the following planning application:

16/00792/LBC Removal of cellar door and in-fill with reclaimed brick and 16/00794/FUL Installation of an air source heat pump, The School Rooms adjoining The Croft, Main Road, Betley.

RESOLVED that the Parish Council has no objection to application 16/00792/LBC (in-fill of cellar doorway) but wishes to make the following observations in respect of 16/00794/FUL (air source heat pump):

That in the view of the Parish Council the principle of using an environmentally-friendly energy resource is to be welcomed and supported, but the Local Planning Authority will need to assure itself that the visual impact on the Conservation Area is minimised by appropriate screening and that planting alone may be inadequate.

319/16 Members considered the following planning application:

16/00828/FUL Conversion of existing stable and coach block to residential use, Mill Lane Farm, Deans Lane, Balterley.

RESOLVED that the Parish Council has no objection in principle but the Local Planning Authority will need to satisfy itself that it represents appropriate and sustainable development within the Green Belt.

320/16 Members considered the following planning application:

16/00832/OUT Outline application for erection of one dwelling, land adj to White House Farm, Deans Lane, Balterley.

RESOLVED that the Parish Council strongly objects to the application as it represents inappropriate development within the Green Belt and there are no very special circumstances to justify development.

321/16 Members considered the following planning application:

16/00837/FUL Single storey and two storey rear extensions. Reinstatement of garden to frontage and associated alterations, Haywards Barn, New Road, Wrinehill.

RESOLVED that the Parish Council has no objection to the principle of an extension but has concerns on the style and materials proposed for the extension in relation to the existing structure.

322/16 The Clerk reported that he had received no planning decision notices. It was noted that the second application to vary house types at the Blue Bell site had been withdrawn.

323/16 The Clerk presented a report on the Consultation Event he had attended in respect of Phase 2a of HS2 and its impact on the Parish. Although the route lay outside the Parish design changes might lead to increased visual and noise impact and it was also now clear that

construction traffic might use local roads. It was also possible that Den Lane would need to be diverted to a new crossing of the West Coast Main Line. Members were invited to comment.

RESOLVED that the Council submit the following observations:

a) that the design of the viaducts in their revised locations must ensure that Betley and Wrinehill are not adversely affected by visual impact or sound;

b) that, in carrying out any necessary works to the WCML in the vicinity of Den Lane, the interests of residents must be maintained;

c) that access to work sites should be primarily from the A road network, and that the use of unclassified lanes and the A531 through the centre of Betley and Wrinehill should be minimised. Construction traffic should enter Checkley Lane from the Woore direction in view of the height restrictions on the bridge beneath the WCML and traffic for Den Lane from the Wybunbury direction.

324/16 Members considered the role of the Parish Council within the Locality Action Partnership.

RESOLVED that the Council continue to participate in the LAP.

325/16 The Vice-Chairman advised that the Council had been represented at the Betley Concerts Safety Advisory Group meeting by the Chairman, who was absent for this meeting. No significant issues appeared to have been raised.

RESOLVED that the matter be deferred to the next meeting.

326/16 Members considered issues relating to the Laudy Croft site, in particular the options for furnishing the site with benches and picnic tables as previously agreed.

RESOLVED that a budget estimate of £3,000 be fixed for 3 picnic tables and 2 benches to be provided, and that further consideration of the style to be used be tabled at the November meeting.

327/16 As Cllr Head had been unable to attend the last meeting of the Steering Group the Clerk reported on progress on the development of a Neighbourhood Plan. The Steering Group had established a number of smaller Groups to progress individual elements of the process as it was felt that this would expedite progress. The Groups had been tasked with bringing their conclusions to the November Steering Group.

328/16 In the absence of County Cllr Loades there was no progress to report on pavement and highway issues in the parish, in particular in relation to Bowhill Lane/ Church Lane and Common Lane. The Clerk reported that he had raised the Council's concerns directly with a relevant highways officer in respect of the pavements on the A531 between Doddlespool and Post Office Lane, and overgrown hedging on Bowhill Lane/ Church Lane. It was suggested that if councillors individually logged their concerns directly with the County Council this might raise their profile.

RESOLVED that the Parish Council continue to press the need for a site meeting to discuss options to improve pedestrian safety on Bowhill Lane/ Church Lane.

329/16 The Clerk advised members that the contribution of £1,500 from the County Council toward the cost of portable speed monitoring equipment had still not been received.

330/16 Area issues raised by members were considered, which included the following:

Betley. The success of the Cricket Club in maintaining their Premiership status was noted.

RESOLVED that the Parish Council send a letter of congratulation to the Cricket Club.

Wrinehill. It was reported that the problems with refuse collection in the Cracow Moss area had now been addressed.

331/16 Members considered highways issues. It had been intended to use the current year's highway budget to address pavement problems on the A531. However, given the nature of the problem with vegetation now growing through the surface it was felt unwise to proceed without expert advice on the appropriate course of action.

RESOLVED that although the works to the pavement on the A531 remained a priority, if works were inappropriate the budget should be transferred to pavement clearing on the B5500 together with sign washing at various locations.

332/16 The Clerk tabled correspondence received since the last meeting. There were no matters requiring decision.

333/16 The Clerk submitted to members a list of invoices to hand and payments due, and the Financial and Bank Statements to date. He also advised that due to an oversight at the September meeting one cheque had only received one signature and a second cheque only one. He had been able to complete the signing of the former, but needed additional signatories for the latter.

RESOLVED that the signing of Cheque 1254 (Betley Senior Citizens) in the sum of £200 be completed.

334/16 **RESOLVED** a) that the Council authorises payment of the following:

Hobbs Wildlife Services	Laudy Croft (rabbit control)	£ 90.00	1255
Grant Thornton	Audit	£ 120.00	1256
G Griffiths	Salary & Expenses	£ 427.55	1257
Betley & Dist Village Hall Cttee	Hall hire	£ 150.00	1258
Betley & Dist Village Hall Cttee	Tennis Court repairs	£ 473.06	1259

b) that the Financial Statement be received;

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

335/16 Members considered any necessary works at the Memorial Gardens and arrangements for the Christmas Lights event.

RESOLVED a) that the Council's maintenance contractor be asked to supply and plant spring bulbs;

B) that Cllr Thomas be authorised to arrange the supply of sweets for the children attending the Christmas Lights event to a budget of £75.

336/16 Members considered matters relating to council communication.

337/16 Date of next meeting: Thursday 24th November 2016.