

# BETLEY, BALTERLEY & WRINEHILL PARISH COUNCIL

## Minutes of the meeting held on 25th October 2018

### 287/18 PRESENT:

Cllrs Seb Daly, Neil Bullock, Graham Ecclestone, Dave Hales, Richard Head, Tony Reah, Frank Speed, Terry Townsend and Chris Watkin.

### 288/18 IN ATTENDANCE:

County Cllr Northcott.

Borough Cllr G White.

Two members of the public.

Gwyn Griffiths (Clerk).

289/18 In the absence of the Chairman (Cllr Bettley-Smith) the Vice-Chairman (Cllr Daly) took the chair.

290/18 Apologies for absence had been received from Cllrs Bettley-Smith (holiday), Berrisford (family) and Walton (other commitment). An apology for absence was received from Borough Cllr S White.

291/18 Members considered the declaration of interests in agenda items.

Cllr Head declared a personal interest in planning application 18/00725 as an acquaintance of the applicant. Cllr Ecclestone declared a personal interest in applications 18/00725 and 783 as an acquaintance of the applicants in each case.

The Clerk placed on record the fact that the applicants in application 18/00725 were Directors of the company which provided payroll services to the Council and thus had a contractual relationship with the Council. However there was no reason why this would affect the Council's ability to comment on the application, and it was a connection with which members would not otherwise be aware.

292/18 **RESOLVED** that, subject to the correction of "Eccleston" to "Ecclestone" in Min.248, the minutes of the meetings of 27<sup>th</sup> September be approved as a true record and be signed by the Chairman.

293/18 The Chairman outlined the procedure for public participation, and the meeting was adjourned to allow the public to speak.

One member of the public (the applicant for planning application 18/00725) wished to explain the background to the application. He explained what was proposed and indicated his view that as a previously developed site where demolition was required it was a brownfield site, and that any impact on the Green Belt would be limited. He also pointed out development completed/ approved on nearby brownfield sites. Feedback from statutory consultees had been positive though he acknowledged that concerns had been expressed by neighbours.

294/18 The Vice-Chairman indicated that he had nothing to report that wasn't otherwise covered on the Agenda, and that the Chairman had indicated likewise.

295/18 The Clerk reported that he had been informed that the normal venue would not be available for the scheduled November meeting date and that consideration needed to be given to the date for the 2019 Annual Electors' Meeting.

**RESOLVED** a) that the November meeting be rescheduled to Thursday 29<sup>th</sup> November; #  
b) that consideration of meeting dates in March-May 2019 be considered at the next meeting.

# [ Subsequently to the meeting this decision was reversed with the original meeting date of 22<sup>nd</sup> November being reinstated at a venue to be arranged ]

296/18 County Cllr Northcott presented his report to members which included the following matters.

Budget. Draft proposals for the 2019-20 Budget Planning had been “called in” by 14 members who were concerned by certain proposals such as restricting bus pass use before 09.30 and a threat to the Staffordshire Local Community Fund. There remained a £35M shortfall which would need to be met against a background of increasing pressures in some areas such as children’s services where the County had 1,100 Looked After Children. A proposal to increase Council Tax had been mooted but was likely to be unpopular.

Library Services. The review had moved on to the next phase with the development of self-service and volunteer-supported libraries.

Staffordshire History Centre. A heritage lottery fund grant application had proved unsuccessful.

Winter preparations. The winter period had officially commenced. Gritters had been tested and staff resources had been moved across to this role. Over 300 potholes had been repaired against only 132 new reports.

Grids and Gullies. He had been contacted by a resident who had forwarded a photo file of problems in the area (a copy had also been sent to the Parish Council). He would be taking this file to the portfolio holder to press for action.

297/18 Borough Cllr Gary White presented a report to members.

Since the last meeting the Borough Council had addressed two significant matters - the University Growth Corridor and the proposal to change the refuse collection arrangements. Both matters had been “called in” and reviewed by the Scrutiny Committee (which Cllr White chaired). The proposal on the University Growth Corridor had been accepted but the changes to refuse collection had been referred back to Cabinet and were therefore currently in abeyance.

Otherwise it had been a fairly quiet month. He had received further representations regarding issues at Doddlespool, and would be pressing the matter as appropriate. He would also be pressing Paragon for an update on their plans for The Broughton Arms.

298/18 County Cllr Northcott added further information regarding Borough issues. A Cabinet Panel had been established for Newcastle Heritage 2023 and the Astley project was being stepped up. He had attended an Advisory Group meeting with Stoke City Council relating to the Joint Local Plan. It appeared that the City Council wished to delay the next stage to the Autumn of 2019. However this would raise the prospect of the Government applying the July NPPF calculations on housing allocations to the Plan. There remained four vacant posts within the planning department; a review of planning enforcement was planned.

A member asked whether the use of the NPPF calculation would result in an increase or decrease in housing allocations. Cllr Northcott indicated that a shortfall had been identified and that the Government was stressing the importance of deliverability in any allocations. Any proposals would be tested and it was difficult at this stage to gauge the impact. He also suggested that any delay to the JLP would allow Neighbourhood Plans to “catch up”.

299/18 Members representing the Council on outside bodies presented their reports. The Village Hall Committee had secured grant funding from the Garfield Weston Foundation which meant they now had full funding for the renovation of the playground. County Cllr Northcott was thanked for drawing the Foundation to the attention of members.

300/18 The Clerk advised on items dealt with as urgent business since the last meeting of the Council. He had arranged for the payment (signatories Cllrs Bettley-Smith, Daly & Head) of three invoices as follows:

Shires Pay Services	Payroll	£ 23.50	1414
Kirkwells	Neighbourhood Plan	£1,800.00	1415
Kirkwells	Neighbourhood Plan	£1,848.00	1416

301/18 Members considered the following planning application.

**18/00725/FUL Proposed 3bedroomed detached dwelling, land adjacent to Checkley Grange, Checkley Lane, Wrinehill**

**RESOLVED** That the Parish Council has no objection in principle but the Local Planning Authority will need to satisfy itself that the scale, form, design and materials are appropriate to its location within the Green Belt and are sympathetic to the character of the area.

302/18 Members considered the following planning application.

**18/00783/FUL Extension and alterations, The Mount, Church Lane, Betley**

**RESOLVED** The Parish Council feels the principle of the extension proposed has some merit. However, given the lack of supporting evidence there appear to be no very special circumstances to justify the development, and the extension appears to be disproportionate and therefore contrary to Green Belt policy S.3 iv).

303/18 Members considered the following planning application.

**18/00787/FUL Replacement dwelling, Ravens Crest, Wrinehill**

**RESOLVED** that the Parish Council objects in the strongest terms to the application on the following grounds.

That the contemporary design, although consistent with planning policy in terms of size, is considered too bold and futuristic for the visual environment and will represent a singular design that is not compatible with any other property, therefore detracting from the visual amenity of this area.

As such the Council believes the application is contrary to the following planning policies:

Policy S.3 (Green Belt) iv) which requires that evidence must be provided to justify replacement rather than alteration (to the existing building) and v) which requires any development to have a not materially greater impact on the openness of the Green Belt. It is the view of the Council that the form, styling and materials proposed will have a materially greater impact on the openness of the Green Belt;

Policy H.2 (Replacement of dwellings in the Open Countryside) which requires that the “materials and design of any acceptable replacement dwelling should fit in with, and not detract materially from, the character of the surrounding rural landscape and any other dwellings in the vicinity”. It is the view of the Parish Council that the proposal will not fit in with, and will materially detract from the surrounding landscape;

Policy N.18 (Areas of Active Landscape Conservation) requires the planning authority to refuse developments which “harm the quality and character of the landscape” and requires particular consideration to ensure that the “siting, design, scale, materials and landscaping of all development ... is appropriate to the character of the area”. It is the Parish Council’s view that the bold and futuristic design of the proposal is inappropriate.

The Parish Council also draws to the planning authority’s attention the Betley, Balterley & Wrinehill Parish Plan, which (in Appendix D Neighbourhood Planning Charter) urges that “to protect the villages from undesirable change, regulations concerning Areas of Special Interest, the Green Belt ... should be strictly enforced” (bullet point 7); that “in planning new buildings careful consideration should be given to their setting in respect of historic context, siting, size, design, materials etc” (bullet point 8); and that although 21st century design is acceptable it should be “neighbourhood friendly” (bullet point 9). These concerns also feature in the emerging Betley, Balterley & Wrinehill Neighbourhood Plan.

The Parish Council also draws to the attention of the Local Planning Authority serious concerns expressed by councillors and local residents regarding recent arboricultural works on the site which has seen the removal of a significant number of trees. The Local Planning Authority is asked to investigate whether any or all of these trees were subject to Tree Preservation Orders.

304/18 The Clerk reported on the following decision notices.

18/00561 Extensions, Marsden, Den Lane, Wrinehill - APPROVED

18/00585 Single storey extension, Daisy Farm, Balterley - APPROVED

18/00490 Garage, Rosebank, New Road, Wrinehill - REFUSED (subject to appeal)

The Clerk also advised that the application referenced 18/00700/LEXNOT which had been reported at the last meeting was indeed prior notice of the intent to exercise permitted development rights and had been approved (i.e. it had been confirmed that the works fell within permitted development rights).

305/18 Members noted matters relating to planning and enforcement issues in the Doddlespool area. Members were informed that a new planning application in respect of Betley Court was still being drafted by the landowner.

306/18 Members noted that the County Council had now assessed the road safety issue at the junction of Den Lane with the A531 raised by a resident and had taken the view that no further works were required. In view of this there was no further action available to the Parish Council.

307/18 Members considered the provision of a war memorial feature on the Memorial Garden. Everything appeared to be in place for the installation and dedication of the memorial stone and cast "signposting" element. It was also noted that repairs to the low wall on Bowhill Lane/ Church Lane had been completed.

308/18 The Clerk advised members that there was nothing to report in relation to of the preparation for the Joint Local Plan, other than Cllr White and Cllr Northcott's comments from earlier in the meeting. There was nothing to report in relation to HS2.

309/18 Cllr Head reported that consultants had now provided a First Draft Neighbourhood Plan, which was being reviewed by members of the Steering Group. The intention was to carry out public consultation on the finalised Draft Plan early in 2019.

310/18 Members considered issues related to the Council's property and assets.

**RESOLVED** a) Cllrs Hales and Speed were thanked for their work on Sandy Croft;

b) Cllr Hales would check on the wind-damaged bench to see if repair was possible;

c) Cllr Speed would arrange for the grass on Sandy Croft to be flail cut;

d) Members would be asked to determine whether white or blue/grey stones would be the more appropriate at the base of the memorial stone;

e) It was considered that the installation of a Christmas Tree would be impractical given the time scale and interference from the adjoining tree, and that for 2018 the existing lights on the Cedar tree should be used;

f) The Council's contractor to be instructed to arrange winter bedding and to ensure the site is in good order for the dedication on 11<sup>th</sup> November.

311/18 Members reviewed the arrangements for the Christmas Lights event on 30<sup>th</sup> November.

**RESOLVED** that Cllr Daly be authorised to obtain appropriate gifts for children attending within a budget of £150.

312/18 Members considered potential enhancements in the Parish. It was agreed that further approaches be made to the Borough Council regarding the future of the Cedar on the Memorial Garden, and that the possibility of enhancing the railings at The Wilderness should be considered.

313/18 Members reviewed matters relating to speed monitoring in the area.

Two further Community Speed Watch Scheme (CSWS) sessions had taken place and traffic speeds had been moderate on both occasions.

314/18 Area issues raised by members were considered.

It was noted that three new stiles had been erected on footpaths in the cricket ground area.

315/18 The Clerk tabled correspondence received. There were no matters requiring decision.

316/18 Members considered an application for financial assistance from the Betley Senior Citizens toward their Christmas event.

**RESOLVED** that in accordance with normal practice and budgetary provision a contribution of £250 be made under Section 137 of the Local Government Act 1972.

317/18 The Clerk submitted to members a list of invoices to hand and payments due, and the Financial and Bank Statements to date.

**RESOLVED** a) that the Council authorises payment of the following # :

SL Hurrell	Sandy Croft (signage)	£ 150.00	1417
Total Security	Security services	£ 36.00	1418
L Rimmer	Meml Garden & Bulbs	£ 220.00	1419 @
TA Dunlop	Audit fee	£ 30.00	1420
T Townsend	Noticeboard repairs	£ 37.00	1421

c) that the Financial Statement be received;

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

by the Chairman.

# - Payment was authorised but not made at the meeting as the chequebook was unavailable. The Clerk would arrange for authorised signatories to sign the cheques as authorised at an early date.

@ - Sum payable, at £220, was entered in error. This was corrected to £80 on payment as cheque 1425.

318/18 Members considered issues relating to council communication.

319/18 Date of the next meeting: Thursday 22<sup>nd</sup> November 2018.