

BETLEY, BALTERLEY & WRINEHILL PARISH COUNCIL

Minutes of the meeting held on 24th September 2009

PRESENT

Cllrs Robert Bettley-Smith, Steven Ball, Mandy Berrisford, Sebastian Daly, Simon Harrison, Richard Head, Mark Morris, John Price, Frank Speed (from min.229) and Chris Watkin.

IN ATTENDANCE

Gwyn Griffiths (Clerk)

222/09 Apologies for absence were received and accepted from Cllrs Cameron and Hales. An apology for absence was also received from Borough Cllr Becket.

223/09 Members considered the declaration of interests in agenda items.

Cllr Bettley-Smith declared a personal interest in items 11 (as a worshipper at the Church) and 13 (as a dogwalker in the area). Cllr Harrison declared a personal interest in item 13 (as a dogwalker in the area).

224/09 **RESOLVED** that the minutes of the meeting of 23rd July 2009 be approved as a true record and be signed by the Chairman.

225/09 **RESOLVED** that subject to the correction of 'Morrison' to read 'Morris' in Minute 213/09, the minutes of the meeting of 13th August 2009 be approved as a true record and be signed by the Chairman.

226/09 There were no members of the public in attendance to engage in public participation.

227/09 The Chairman presented his report on activities since the last meeting. He had visited France with Betley Football Club, where a warm welcome had been received. In particular the local Deputy Mayor had made him very welcome as Chairman of the Parish Council, and he suggested it would be appropriate to write a letter of thanks. He had been unable to attend the recent meeting of the Borough's Standards Committee, but had sent his apologies.

RESOLVED that the Chairman write expressing appreciation of the welcome received.

228/09 The Vice-Chairman reported that he had attended an SPCA training meeting on the new planning arrangements, allowing the 'fast tracking' of major schemes. This could cover works such as widening of the M6 or a new high-speed railway link to the North West, either of which could significantly affect the area. It was agreed that Cllr Head and the Clerk should meet to draw up a briefing on the subject for members.

229/09 The Clerk reported back following a request to investigate the issue of affordable housing in the parish. There were two possible ways of providing such housing in the parish,

subject to a local need being identified (through the Borough Council's housing needs survey process), these being:

a) an affordable housing provision being imposed as a condition in any significant housing development in the area;

b) provision through a registered social landlord securing a site, outside normal planning process, at a figure below normal commercial value.

[Cllr Speed joined the meeting during this item]

230/09 Although neither Borough nor County Councillors were in attendance, a member passed on a comment from Cllr Becket that recycling levels in Betley under the new arrangements were proving to be very good.

231/09 The Clerk advised receipt of the following Decision Notices received:

08/00924/FUL Side extension and rear dormer, The Spinney, Bowhill Lane, Betley – PERMITTED

09/00259/FUL Conversion of garage to living accommodation and erection of detached garage, 4 Ladygates, Betley – PERMITTED

09/00265/FUL & 266/LBC Infill of gated opening to form additional two-storey accommodation, 6 Balterley Court, Balterley – PERMITTED

09/00267/FUL Seven dwellings and associated landscaping and car parking, Wrinehill Garage – REFUSED

09/00316/FUL Decking in garden, Daisy Cottage, New Road, Wrinehill – REFUSED

09/00385/FUL Two storey side extension, 7 Brassington Street, Betley – PERMITTED

The Clerk reported that he had followed up apparent inconsistencies in two of the applications permitted. In 09/00259 there remained a reference to a “detached garage” despite the building having no vehicular access or door. The planning authority had responded by stating that the rights to amend the wording of an application, and thus the permission as granted, were unclear at law and that in any event a garage might legitimately be provided for the storage of motor cycle(s). In respect of 08/00924 the Clerk had reported to the August meeting that he had been informed by Newcastle Borough that the application had been withdrawn, and this was confirmed by the agenda of the Conservation Advisory Working Group. The Borough Council had advised that this had been an error, for which they could offer no explanation.

Members expressed disappointment that the Borough Council had refused 09/00267 at Wrinehill Garage, which had been supported by the Parish Council. Members felt that there seemed an arbitrary distinction made between this application and the previous one which had been permitted.

RESOLVED a) that the comments of the planning authority with regard to application 09/00259/FUL be noted;

b) that in respect of application 08/00924/FUL the Parish Council expresses disappointment that it was advised that the application had been withdrawn when this was not in fact the case, and that this misinformation had been repeated on the Agenda of the Conservation Advisory Working Group; that as a result the Council was prevented from considering the application at that stage; and that the Parish Council strongly objects to the Conservation Advisory Working Group report stating that the Parish Council had not responded on the issue when the Council had in fact responded in Autumn 2008;

c) that in respect of application 09/00267/FUL the Parish Council expresses disappointment that the views of the Council did not prevail; the Parish Council would like to know how the previous application for the site, which was approved by the Borough Council, met the policy criteria listed as grounds for refusal in respect of 09/00267;

d) noting that the latest scheme for the Wrinehill Garage site has been refused it draws to the Borough Council's attention concerns regarding the visual appearance of the site, and that the condition of the site, and the state of the fencing around it, could pose a hazard, and asks the Borough Council to take any steps possible to secure on-site improvements.

232/09 Members considered any necessary changes to Standing Orders.

RESOLVED a) that no changes be made to Standing Orders;

b) that in future years Standing Orders be reviewed twice-yearly, in May and November.

233/09 The Website Working Group reported that a number of potential contractors to meet the specification for the community website had been identified, but that it was important to carry out due process in drawing the scheme to wider notice.

RESOLVED that the Council advertises its requirements on the local noticeboards, with expressions of interest to be lodged with the Clerk by 15th October.

234/09 The Clerk reported that he had been advised orally that the Parochial Church Council was not yet in a position to serve notice on the Parish Council with regard to future liability arising from the closure of Betley Old Churchyard, and had been assured that plenty of notice would be given.

RESOLVED that the Clerk be asked to secure written confirmation of the position of the Parochial Church Council.

235/09 Members considered a proposed Traffic Order prohibiting driving over a section of Bowhill Lane. A group of members had examined the Order and had met on-site with representatives of Staffordshire County Council. Their report on the matter was placed before members.

RESOLVED a) that the Report of the Working Party be received and adopted by the Parish Council;

b) that the Report be submitted to Staffordshire County Council as the basis of the Parish Council's response to the consultation;

c) that the Parish Council recommends that Bowhill Lane should be restored to a condition which allowed it to be passable on foot and by horse, allowing its use as a bridle path;

d) that the Parish Council advises the Highways Authority that the proposed Order appears to be defective in a material particular in referring to Bowhill Lane forming a junction with 'Heighley Lane (known as Knowle Bank Road)', when in fact the lane is identified locally, and in all available mapping, as Knowlbank Road.

236/09 Members considered concerns which had been expressed regarding dog worrying of sheep on Footpath 19 (off Common Lane, Betley), and the possibility that the path may have been diverted from its proper route.

RESOLVED a) that the County Council's Public Rights of Way Unit be asked to identify the definitive route of Footpath 19 and to establish whether the path now indicated on the ground followed the definitive route;

b) that an item be placed in the Parish Magazine urging local workers to observe the Country Code when using the network of footpaths around the parish.

237/09 The Clerk reported that he had been unable to progress the clarification of tenders for repaving work at the Memorial Garden in time for the meeting, but anticipated that a full report could be placed before the October meeting.

The Clerk advised members that the Village Hall Committee had indicated that it would be interested in enhancing Christmas lighting in the village by restoring seasonal lighting at the Village Hall, for which the Council had received a grant.

RESOLVED that the Parish Council agrees to provide lighting equipment up to the value of the grant received from the Horticultural Society Bonfire Committee to allow the Village Hall Committee to provide seasonal lighting at the Hall.

238/09 The Clerk submitted two applications received under the Community Chest scheme, which were considered by members.

RESOLVED a) that part of the 2009-10 budget allocation be used to fund the following grants:

Village Hall Committee	£600
Madeley & District Community Association (Care & Help Scheme)	£150

b) that the Clerk explain to the two organisations that only 75% of available funding was being allocated at this point, and that it might be possible to scale cations which might be received.

(Cllrs Ball, Head, Morris and Speed declared personal interests in this item as one of the organisations had also sought grant aid from the Horticultural Society with which they were associated. Cllr Daly, as Vice-Chairman of the relevant grant-making body declared a prejudicial interest and withdraw during the discussion)

239/09 The Clerk reported that, after consultation with the Chairman and Vice-Chairman, he had made a payment under the provisions of Standing Order 54 to ensure that the Council's Insurance Premium would be paid in adequate time before its renewal date.

RESOLVED that the actions of the Clerk be endorsed.

240/09 The Clerk submitted to members a list of invoices to hand and payments due and the Financial Statement to date.

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

G Griffiths	Salary & expenses	£633.83	843
TW Heler & Son	Verge & pavement		
	Maintenance	£379.50	844
DT Askey	Meml Garden maintenance	£135.00	845
Betley Vill Hall Cttee	Hall hire	£ 24.00	846
SPCA	Training	£ 10.00	847
G Griffiths	Insurance premium	£286.86	848

(Reimbursement of payment made under Standing Order 54)

b) that the Financial Statement be received.

241/09 Members of the Laudy Croft Maintenance Working Group reported that no further maintenance work was required.

242/09 Members considered issues relating to communication. Cllr Harrison would arrange for copy for the Parish Magazine to be submitted by 12th October for the November issue. It was agreed that the date of the switching on of the Christmas lights should be Friday 4th December at 7pm [Note. Date subject to change]

Members considered the preparation of the Autumn Parish Council News. Cllr Cameron would be unable to carry out her normal editorial role due to other commitments, and Cllr Berrisford offered to edit material from members on this occasion.

243/09 Members considered the management of the Memorial Garden. It was noted that the current planting scheme was of exceptional quality, and it was agreed that photographs should be taken for possible use in Parish Council News. It was also agreed that the winter planting scheme should be considered at the October meeting.

244/09 The Clerk advised members that he had become aware of a Cheshire Highways scheme which would involve the daytime closure of Deans Lane on 30th September. No notification had reached Betley, Balterley & Wrinehill Parish Council.

245/09 The Council considered area issues raised by members.

RESOLVED a) that the Clerk establish the current status of the Wrinehill telephone kiosk, and advise BT of the possible public safety hazard created by its condition;

b) that the question of the future of the Toll Board in the Blue Bell be considered at the October meeting.

246/09 The Clerk submitted details of correspondence received since the last meeting.

RESOLVED that the Council's continued membership of CPRE, and the identification of valued local buildings for the Borough Artwork (Collage) Project be considered at the next meeting.

247/09 Members considered items for the agenda of the next ordinary meeting of the Council.

RESOLVED that the following be included:

East Lawns – Aspire's response to the survey carried out by the Parish Council

Material for Parish Council News