

BETLEY, BALTERLEY & WRINEHILL PARISH COUNCIL

Minutes of the meeting held on 27th September 2018

248/18 PRESENT:

Cllrs Robert Bettley-Smith (from min.274), Seb Daly, Graham Eccleston, Dave Hales, Richard Head, Tony Reah, Frank Speed (from min.253), Terry Townsend, Ian Walton and Chris Watkin.

249/18 IN ATTENDANCE:

Two representatives of Aspire Housing (Steve Heywood & Alice Newman).

Borough Cllrs G & S White (from min.258).

Four members of the public.

Gwyn Griffiths (Clerk).

250/18 In the absence of the Chairman (Cllr Bettley-Smith) the Vice-Chairman (Cllr Daly) took the chair.

251/18 Apologies for absence had been received from Cllrs Berrisford and Bullock. Cllr Bettley-Smith had indicated that he would be late in arriving due to another commitment. Cllr Daly indicated that he might need to leave during the meeting for work reasons.

Apologies for absence had also been received from County Cllr Northcott and from Borough Councillors G & S White, who were attending a Borough Council planning meeting. (The Borough Councillors were in fact present from min.258)

252/18 The Clerk explained that the Chairman had proposed a minor change to the order of the meeting relating to public participation in the meeting, which had been incorporated in the published Agenda. As the Vice-Chairman had previously declared a prejudicial interest in matters relating to planning and enforcement issues at Doddlespool (Item 16) it was felt it would be inappropriate for him to occupy the chair during any public participation relating to that matter. The Agenda had therefore been amended so that any public participation relating to that matter, and that matter alone, would be taken later in the Agenda (as Item 15).

253/18 Members considered the declaration of interests in agenda items.

[Cllr Speed joined the meeting during this item.]

Cllr Daly declared a prejudicial interest in Item 16 insofar as it might relate to any substantive discussion of the Doddlespool issue as the landowner was a former business client. Cllr Walton declared a prejudicial interest in Item 10 insofar as it might relate to any substantive discussion of the planning application at Betley Court as a close neighbour.

Cllr Head declared a personal interest in Item 10 as a friend of the applicant and a former tenant; Cllr Speed declared a personal interest in Item 10 as a neighbour.

254/18 **RESOLVED** that the minutes of the meetings of 26th July be approved as a true record and be signed by the Chairman.

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256/18 The Chairman outlined the procedure for public participation, and the meeting was adjourned to allow the public to speak.

The first member of the public wished to ask whether there was any progress to report on the Betley Court planning application, as a close neighbour. He had seen a preliminary plan from the owner and understood that

a revised application was to be lodged. He appreciated the efforts made by the applicant to keep neighbours informed, but still had concerns in the following areas:

The positioning of the Visitor Centre, which he felt could be located further away from neighbouring properties;

Disruption and congestion at the entrance to Court Walk through parking and access requirements;

The potential impact over time, with particular reference to potential visitor numbers in the medium term of 5-10 years.

The Clerk indicated that, although a planning application had been expected by the meeting date, no application had yet been submitted to the Borough Council.

Other members of the public wished to learn more about Aspire's proposals for the East Lawns area. There was a concern about traffic, parking and access issues - which were already significant - being worsened both during construction and by the additional vehicles the development would generate.

257/18 The Chairman indicated that, given the attendance of representatives from Aspire and local residents, he proposed to take the presentation from Aspire as the next item.

RESOLVED: that the amendment to the Agenda be approved.

258/18 The representatives of Aspire described in broad terms their ideas for the garage/ parking area at East Lawns which were:

Redevelopment for residential purposes;

Some provision for parking could be retained given the continued demand for the garage sites;

With the site being approximately half an acre in size it could provide up to eight 3bed

properties.

Aspire would be happy for the Parish Council to be closely involved in developing proposals, but concern was expressed by members that the Council could not be seen to "fetter its discretion" prior to its role as a statutory consultee on any application submitted.

Members commented on the existing traffic issues and the difficulties associated with any development on the site. It was felt that three principles were important:

Detailed consultation with the local residents who would be directly affected;

Any scheme should be tied in to, influenced by, and consistent with the emerging

Neighbourhood Plan - particularly in respect of the type of property both by size and form of tenure.

[Borough Cllrs White joined the meeting during the above item.]

[Cllr Daly declared a personal interest in the above matter as a property owner in the area.]

RESOLVED: that the Parish Council agrees to lead on facilitating consultation with local residents on any proposals.

259/18 The Vice-Chairman indicated that he had nothing to report that wasn't otherwise covered on the Agenda.

260/18 The Clerk reported that he had received a response from the Borough Council's Head of Planning in relation to councillors' concerns regarding dealing with planning applications since the supply of paper copies had ceased. There were a number of technical and staffing issues which meant that they were unwilling to attach files to e-mails as requested.

RESOLVED: that the Clerk respond asking for the archaic planning portal route be reviewed in order to ease access.

The Clerk also reported that County Highways had claimed to have inspected the pavement on the A531 between Wrinehill and Madeley and had taken the view that it was not hazardous. It was agreed this should be taken up with County Cllr Northcott to establish exactly what standard was applied to the passage of pedestrians on rural footways.

261/18 Borough Cllr Gary White presented a report to members. There were three items of particular importance:

1. The Borough Council was now able to demonstrate a 5 year housing supply, which should assist in dealing with speculative planning applications on unallocated sites;

2. The Cabinet had approved proposals for a University Growth Corridor as a partnership between the Borough, the County Council and the University. This was intended to create up to 1,500 jobs on a 10-15 year timescale and included housing allocations both on the former golf course and within the university campus. The proposal, which was significant both as a development and also by providing a capital receipt to the Borough Council, would now be put out to consultation;

3. Recycling and waste management. There was to be a move away from the current multi-box system to a single co-mingled bin for all recyclables other than cardboard and paper. Food waste would continue as a totally separate stream. Garden waste would still be collected but there would be an annual charge of £36 per bin from 2019. These changes were motivated by the poor performance of the current system and by rising costs (the County Council having removed garden waste credits) and by falling income (the price paid for plastics for example had fallen from £80 to £30 per ton in 18 months).

Cllr White was also able to report that as a result of feedback from the community and the library staff the mobile library service to Betley was to be retained.

Cllr Head asked for guidance for the Neighbourhood Plan Steering Group on staffing support from the Borough Council and progress on the Joint Local Plan.

Cllr White would seek out information on the first item. The JLP was an ongoing piece of work; the University Growth Corridor was clearly a key element; Stoke City Council had reversed some of the allocations previously made; as a result it was likely to be 6-9 months before the next stage would be completed.

He had obtained details regarding rural policing as requested and this had been forwarded to the Parish Council.

He had liaised with the owners regarding progress on the Broughton Arms. He had been assured that a revised planning application would be submitted in October and that work would commence in February/March 2019. He also made reference to the brief incursion onto the site by travellers earlier in the day which had been dealt with within six hours.

262/18 Cllr Hales advised that he had attended a recent meeting of the Betley Trust and that everything was in good order.

263/18 The Clerk reported on items dealt with as urgent business since the last meeting of the Council.

In consultation with the Chairman and/or Vice-Chairman as appropriate two planning applications had been dealt with:

18/00376/FUL Changes in entrance arrangements, six dwellings, Den Lane, Wrinehill
Cheshire East planning application for a works compound (HS2) in the Blakenhall area.

The following observations had been submitted:

18/00376

That the Parish Council would ask the Local Planning Authority to consider the appropriateness of the proposed alternative entrance solely on the basis of its safety as assessed by the Highways Authority.

Independently of the suitability or otherwise of the entry or entries to the site the Parish Council repeats its previous observation that as an outline application with no guarantee that the objectives of the scheme will be achieved the Council has to object to the application.

However the Parish Council may look favourably on a full application given the identified local need for this type of scheme and that planning conditions and legal obligations including Section 106

agreements can be imposed by the Local Planning Authority so that the objectives of the scheme are achieved.

Cheshire East application

That the Parish Council has no objection, subject to the Transport Plan being rigidly applied and the amount of additional traffic generated on Den Lane to the East of the Den Lane Bridge being minimised.

264/18 A member reported that an application recorded as 18/00700/LEXNOT and relating to a property in Balterley had appeared on the Council website. The Clerk had received no advice of any such application, and was unfamiliar with the LEXNOT designation. He would investigate further, but suggested that it could be a reference to “legal notification” of a development which might fall within permitted development rights. As this would (if confirmed as falling within PDR) not require permission then consultation would be inappropriate. If permission was deemed to be required then an application would follow and the Parish Council would then be notified for comment.

265/18 The Clerk advised members of the following planning decisions:

18/00376/FUL Six dwellings, Den Lane - REFUSED.

18/00527/FUL Retention of bedroom and sun room extension, Orchard House, Chamberlain Court - PERMITTED

18/00557/FUL Detached garage, Stone House, New Road, Wrinehill - PERMITTED

266/18 Members noted that a new planning application in respect of Betley Court was still awaited.

267/18 Members considered the provision of a war memorial feature on the Memorial Garden. The sandstone base had been installed and the memorial stone had been commissioned. The only decision which remained was to determine whether the “signposting” feature should be engraved on stone attached to the base or a separate feature in cast metal.

RESOLVED: that the “signposting” feature be in cast metal to the design provided and that the Clerk and Chairman be authorised to progress the matter as appropriate.

268/18 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’s report from earlier in the meeting.

269/18 The Clerk advised members of receipt of an information leaflet relating to HS2. Main construction work was now expected to start in 2021, but would be preceded by preparatory works such as diversion of utilities, works to local roads etc. He also advised members of a series of further information events.

270/18 As the Chairman had yet to arrive it was **RESOLVED that consideration of Item 16 (Doddlespool) be deferred.**

271/18 Members considered the future of the Parish Council website and the potential to move to a free of charge provider.

RESOLVED a) that the Clerk move the Council website to the Hugo Fox provider;

B) that the Clerk be authorised to take any necessary actions to migrate to the new provider, and to end the contract with the existing supplier.

272/18 Cllr Head reported that consultants had now been engaged to assist with development of the Neighbourhood Plan and had already commenced work. The Clerk confirmed that funding had been secured to cover the costs of this work.

273/18 Members considered issues related to the Council’s property and assets.

RESOLVED a) that the assistance of the Borough Councillors be sought as appropriate in seeking permission to remove and replace the Cedar on the Memorial Garden;

b) that an appropriate Christmas Tree be obtained for Christmas 2018, to be sourced and installed by a recognised supplier, and that Cllr Watkin be tasked to investigate potential suppliers.

[Cllr Bettley-Smith joined the meeting at this point and took the Chair]

274/18 Members considered planning, environmental and enforcement issues in relation to activities at Doddlespool. The Chairman outlined the current position, of which members had been appraised as the situation had developed. In response to serious concerns from residents the Chairman, on behalf of the Parish Council, had engaged with the local M.P. and with the Borough Council to press for appropriate action. The Parish Council would continue to press all relevant regulatory authorities but it was important to recognise that the Parish Council had no direct powers to act in any of these matters.

[Cllrs Daly and Speed declared prejudicial interests in the above matter, withdrew from the meeting, and took no part in consideration of the matter.]

275/18 Cllr Head unveiled the information board for the Sandy Croft informal public space.

RESOLVED that Cllr Hales would arrange for the board to be securely mounted in a position to be agreed with Cllr Head. Cllr Head was thanked for his work in taking this matter forward. The costs of mounting the board (to a maximum of £150) to be met from the allocated budget.

276/18 Members reviewed matters relating to speed monitoring in the area.

The Community Speed Watch Scheme (CSWS) had been rejuvenated after a significant period of inactivity. Training had been completed by a group comprising both former and new members and a second training session had been arranged. There had been a general renaissance of the project across the county with the number of groups doubling in the past 2-3 years. The police response also seemed to have improved. The most recent CSWS session had noted nothing travelling in excess of 36mph which suggested that the combination of interactive signage plus the CSWS was having some impact.

Cllr Townsend advised that Staffordshire Safer Roads Partnership funding of £3,876 had been secured and that a further interactive sign could therefore be obtained. There was potential funding available for a further sign in early 2019.

RESOLVED that Cllr Townsend be authorised to apply for further grant funding in the March 2019 round.

277/18 Area issues raised by members were considered.

Balterley. The noticeboard at the junction of the A531 with Post Office Lane had suffered damage with one pane of glass having shattered. The Clerk had removed all broken glass as a safety measure, but replacement was necessary. Cllr Townsend indicated that he had obtained a competitive quote for replacement glass which he would be happy to fit, and to carry out further work to the noticeboard at the same time.

RESOLVED that Cllr Townsend be authorised to carry out any necessary work, to be funded from the contingency budget. Cllr Townsend was thanked for his offer of help.

278/18 **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 (9)) 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.**

279/18 Members considered the incursion by travellers onto the Broughton Arms site during the day. The Chairman outlined the sequence of events, and the various parties involved in securing a successful outcome with the travellers being moved on promptly. In view of the potential impact on the village, and acting under the Council's provisions for urgent business, he had arranged a number of measures which were outlined to members.

Consideration was also given to the Council's preparedness for similar future incidents and the potential impacts on the local community.

RESOLVED a) that the Chairman's actions be noted and approved with the Clerk to arrange for the payment of any appropriate costs;

b) that should a similar incident occur with an incursion onto community land the Clerk be authorised to instruct appropriate security contractors to take action to remove them as soon as practicable;

c) that should a similar incident occur with an incursion onto private land within the parish the Clerk be authorised to arrange appropriate security measures to protect the local community.

280/18 **RESOLVED** that the press and public be readmitted to the meeting

281/18 Area Issues (continued)

Betley. Concern was expressed regarding hedge growth at Bowhill Lane.

RESOLVED that the Clerk write to the Highways Authority asking them to take appropriate action on this matter in view of the serious hazard to vehicles and pedestrians.

282/18 Members noted that the hedgerow at Black Firs Wood had been cut back. However the pavement was in a dreadful condition and was seriously overgrown. Weedspraying had been missed earlier in the year and was now likely to be ineffective. It was agreed that the Council should consider funding appropriate works through use of balances.

283/18 The Clerk tabled correspondence received. There were no matters requiring decision.

284/18 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:

L Rimmer	Meml Garden & Bulbs	£ 220.00	1411
G Griffiths	Salary/exps	£ 815.73	1412
G Griffiths	Reimbursements	£ 378.00	1413

c) that the Financial Statement be received;

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

by the Chairman.

285/18 Members considered issues relating to council communication.

286/18 Date of the next meeting: Thursday 25th October 2018.