

## **Minutes of the Meeting of Belbroughton Parish Council held in Fairfield School, Fairfield on Monday 9<sup>th</sup> January 2012**

**Present:** Cllrs K Green (Chair), J Bradley, N Hartill, L Harvey, A Hood, A Ince, T Jones, J Kitson, S MacDonald, C Scurrell, and P Shotton

In attendance: Mrs C Limm, Clerk. Mr James Jowatt and Mr Edward Baverstock (representing Barteak Ltd) and seven residents attended for the discussion about the proposed development at the Nash Works, Belbroughton.

**001/12 Apologies:** Apologies were received and accepted from Cllrs Hine, Roberts, and Wright.

**002/12 Declarations of interest :** Cllr MacDonald and Cllr Bradley declared a personal interest in the discussion about the Nash Works development – Cllr MacDonald as a resident of Nash Lane; Cllr Bradley since he was potentially interested in purchasing one of the proposed new properties.

**003/12 Minutes of the meeting on 5<sup>th</sup> December 2011:** The Minutes were agreed.

### **004/12 Reports**

#### ***Planning meeting on 12<sup>th</sup> December***

Cllr Ince reported on this meeting. The Minutes had been circulated.

#### ***Finance meeting on 12<sup>th</sup> December***

Cllr Kitson reported on this meeting. The Minutes had been circulated.

#### ***Clerk's report***

The Clerk said that Worcestershire County Council was holding a budget consultation briefing on Wednesday 18<sup>th</sup> January at 6.30 pm.

### **005/12 Planning application 11/1089 Nash Works site, Belbroughton**

The proposals were for a change of use of the site from the commercial development that had already received planning approval to a housing development of 10 dwellings and 2 live/work units. The developers' representatives answered questions about the proposals from the Council and from the residents who attended the meeting. The main issues raised were the impact of the building work on local residents, the increased traffic using the development and its impact on the local roads, particularly the safety of pedestrians, and whether the flooding issues at the site were being tackled.

At the request of the Council Mr Jowatt agreed to set up a consultation meeting in Belbroughton within the consultation period so that local residents could view and ask questions about the proposals.

The Council discussed the proposals and considered that they were well designed and thought out. It noted with approval the retention of the mill building in the development. In principle the Council supported the proposals and would be pleased to see the site being developed. There were however a number of issues which the Council wanted addressed if the development was approved:

Access to the development, particularly for pedestrians- the Council would like to see a requirement for the developers to work with the County Council Highways to ensure the safety of the access roads for additional traffic and for pedestrians, including consideration of the scope for traffic calming measures

Street lighting- lighting on the development itself would be a matter for the developers and leaseholders, but the Parish Council would like consideration to be given to a requirement for the developer to provide a street light in Forge Lane (perhaps under a S106 agreement) to ensure adequate lighting for pedestrians moving between Nash Lane and the High Street

Building work – the Council would like to see a requirement for the developers to reach an agreement with local residents about arrangements during the construction phase, including working hours and delivery times.

Impact on Belbroughton School – the capacity of the primary school to accommodate additional children should be considered by the County Council.

It was agreed that the Council should send a representative to speak at the planning meeting at which this application is considered by the District's Planning Committee. The Council supported the negotiation of a S106 contribution for the development and suggested that this should be available for recreational facilities in the parish. It was agreed that the Council should seek an input to the use of any S106 funds.

#### **006/12 Accounts for payment**

Accounts that were due before the next Finance meeting and which were set out in a schedule circulated by the Clerk were approved for payment.

#### **007/12 Council investments**

The Council agreed the Finance Committee's recommendation that regular investments of a proportion of the Council's reserves in a one year account should be made in order to gain a higher rate of interest. The account recommended for the first investment was a Natwest account paying 3% on funds invested for one year. The Council agreed that an account should be opened with Natwest as proposed and that the Finance Committee could agree to investments of up to £25,000 a time on a regular basis provided this would leave sufficient funds available for the Council to meet short term needs.

It was agreed that the authorised signatories for the Natwest account should be Councillors Green, Kitson, Scurrall and Bradley with any 2 out of the 4 to be able to sign the necessary documents.

#### **008/12 Guidelines for communication**

The revised guidelines circulated by the Clerk were approved with a minor amendment to point 8 about the copying of communications to other members of the Council. This should not apply to exchanges with individual residents unless they were of general significance. The Council agreed to adopt the guidelines on a voluntary basis and to review their operation after about 4 months.

#### **009/12 Parish Council meeting room**

The Council agreed the recommendations of the meeting room working group that:

- a) the Council should keep the room open in the short term (until April 2012) but should give notice to groups using the room (including the History Society for storage) that there was no guarantee that they could use it thereafter

- b) the Caretaker should also be informed that his role could not be confirmed beyond April 2012
- c) local letting agents should be consulted about the potential to let the room for office or storage use, but the Council should not consider letting the room on a long term basis until it was satisfied that it would not need the room for its own use

Cllrs Harvey, Bradley and Shotton had begun to review the Council papers that were currently stored in the meeting room. Cllr Bradley said that the potential need for storage facilities should be taken into account in considering the Council's future requirements. The History Society would also need to consider storage of its archives.

### **010/12 Annual Parish Meeting**

It was agreed that the meeting would be held on Monday 23<sup>rd</sup> April in Belbroughton Church Hall. The Clerk circulated a guidance note from CALC about the organisation of the Annual Parish Meeting. It was agreed to consider the format and arrangements for the APM at the next Council meeting.

### **011/12 Splitting the Council**

The Council agreed to set up a working group to consider the next steps and to make recommendations to the Council concerning the potential split into two Parish Councils- one for Belbroughton and one for Fairfield. The group's remit was to consider in particular the timetable and arrangements for consultation with residents and for preparing a petition to the District Council seeking a community governance review. Councillors Bradley, Green, Ince, Jones, Kitson and MacDonald were nominated to serve on the working party.

### **012/12 Fencing at Fairfield Recreation Ground**

The Council agreed the Finance Committee's recommendation that the Clerk should write to the tenant of the land adjacent to the spinney to say that the Council would be removing the fence at a specified date since it considered that it was in a potentially dangerous state. If the farmer wished to have a fence in place he was free to repair it before that date or replace it thereafter. It was agreed to set the end of March as the deadline for this action.

### **013/12 Fairfield Village Hall**

The Council agreed to ask the Finance Committee to consider a letter received from the Village Hall Management Committee asking for financial support for improvements required to the hall. The Committee was asked to report back to the Council with recommendations.

### **014/12 Councillors items**

Cllr Kitson asked if the relocation of one of the dog bins at Belbroughton Rec. could be included on the next Finance agenda.

The meeting closed at 9.30 pm.

Signed.....Chairman