

Minutes of the Meeting of Belbroughton Parish Council held in The Jubilee Room Belbroughton Recreation Centre Monday 3rd November 2014.

Present: Cllrs. D Roberts (Chair), K Green (Vice-Chair), J Bradley, I Dalziel, A Hood, A Ince, T Jones, A Mabbett, P Margetts, S Pawley, C Scurrill and P Shotton

In attendance: John Farrell Clerk. 27 members of the public also attended.
County Council Cllr. R Jenkins, District Cllr. J Boswell

407/14 Apologies

Apologies were received and accepted from Cllr. Morgan who was on holiday.

The Chairman, councillors and clerk introduced themselves to the public.

408/14 Members Declarations of Interest - Cllr. Margetts declared an Other Discloseable Interest in agenda item 10 where that item discussed access to the Green, Belbroughton.

409/14 Dispensations

The clerk had received an application from Cllr. Margetts requesting Council dispensation to remain in the room, take part in discussions but not to vote on parts of agenda item 10 that related to access to The Green Belbroughton. Council agreed to the dispensation request.

[The Meeting was adjourned for members of the public to speak on any matter of concern relating to the agenda or for future discussion.](#)

410/14 Minutes of previous meeting

The meeting was re-opened. Minutes of the meeting held on 6th October 2014 were approved. The minute book was signed by the Chairman.

411/14 Reports

[Chairman's Report:](#) No report.

[Planning Committee:](#) Council noted the minutes of the meetings held on 6th & 20th October 2014.

[Finance Committee:](#) Cllr. Bradley's advised that the Council lighting bill from the County Council will be less than budgeted this year as a result of the County utilising funds that the Parish Council had been required to supply in prior years. A review would take place of the Council's light replacement programme. The budget setting group was due to meet 12th November 2014 and Cllr. Scurrill urged Cllrs. to supply input to the group prior to the meeting. Council noted the minutes of the meeting on 20th October 2014.

[Agricultural Holdings Committee:](#) Cllr. Hood advised that the new Farm Business Tenancies were now in place and that most parts of the holdings had recently been 'walked' by the committee. Council noted the minutes of the meeting on 6th October.

[Community bus Scheme:](#) Cllr. Green deferred the report until a future Council.

[Clerks Report:](#)

1. The local M.P. Sajid Javid would be available at 5 p.m. Friday 7th November in the Council Chamber at Bromsgrove District Council Offices to meet parish councillors
2. The Worcestershire Calc. A.G.M. will be held at County Hall 5 p.m. Weds 26th November.
3. John Fraser of WCC Highways has verbally confirmed that the damaged speed warning sign in Bell Heath will now be repaired and re-installed at the County Council's expense.

4. Severn Trent have a consultation regarding 'Proposed works at Frankley Water Treatment works' – Public exhibitions will be at Church Hall Belbroughton 10th November and The Bell public house Bell Heath 18th November.
5. The winter newsletter will need to be approved by Council at the December meeting, and cllrs. are requested to provide the clerk with suggested input.
6. WCC legal services have issued the formal traffic order regarding speed limits on the B4188 through Belbroughton, this order confirms the existing limits. The police will now conduct periodic checks on vehicle speeds. The Community Speedwatch Scheme previously discussed in March 2014 could now progress.
7. Remembrance Sunday – wreaths are laid at the memorials in Belbroughton and Fairfield.

County and District Councillors:

Cllr. Jenkins: Advised of the revamped county council website and the availability of the 'reporting of issues' pages.

She advised that a further £5m of savings were required in addition to the £25m planned this year. There would be job losses of 1,500 following the commissioning out of services to third parties including charities. She was on the 'Scrutiny Committee' which would monitor the actions taken. She further advised that Hagley Parish Council were going ahead with a community bus scheme.

Cllr. Boswell: Commented that residents would have to be patient during the Severn Trent pipework improvements taking place in Belbroughton. She was also pleased with the public turnout for this meeting.

412/14 Co-Option of a new Councillor for Fairfield Ward.

Susan Wilkes gave a presentation on why she wished to join the Parish Council. Council co-opted her as the new for councillor for Fairfield ward.

413/14 Footpath Wardens

Council approved the purchase of new strimmer to replace the existing machine which needed expensive repairs. The cost of £400 would be defrayed by any possible part exchange of the old machine.

414/14 Sylvester's Corner, Belbroughton - Trees

Council noted the report from the District Council Tree Officer which highlighted that to prevent future tree failure and in the interests of safety and the amenity of the area the sorbus should be felled and replaced. Also, Crown lift on one lime and crown lift on the second plus the removal of a limb on its South West side. Following the receipt of three quotes from District Council approved contractors Council approved the use of Reeves & Co for the necessary work. Cllr. Pawley would speak to residents in the immediate vicinity to seek their views on the species of replacement tree.

415/14 Fairfield Villa F.C.

Council approved the writing of a letter to the tenants highlighting breaches in the terms of the lease.

416/14 The Green Belbroughton

Council noted the following documents which had been circulated to councillors prior to the Council meeting.

The residents petition, the professional report and valuation, The District Council Tree Officer's Report on tree condition, the Tree Works Decision notice dated 6th March 2014 & plan, the Developer's plan of proposed access to and from the Green, the Developer's plan and report plus Severn Trent's comments on drainage from the new development, the Council's legal advisor's commentary and, notes received from the Developer. The Chairman also reminded Council that they had previously discussed in Council the prior public meetings regarding The Green and the September questionnaire.

Council wished to minute: 1. The District Council Tree Officer's Report. 2. The Tree Works Decision notice. 3. The Developer's plan of proposed access. 4. Drainage plan & Severn Trent comments :-

1. As we discussed on site, my principal consideration over the line of Beech trees along the south-east boundary of the green would be to what extent they will have developed a root system on their southern side, how much this root system would have been supported by the foundations of the building that have now been removed and what damage has been caused during removal of the building.

Without close examination of the ground on the development site, this cannot be investigated further but from my observations from the village green side yesterday, I have to assume that no significant root system remains on that side beyond the small area that has not been excavated. Consequently I would have significant doubts over the future stability of this line of trees and would not recommend that they are retained on an area of public open space. The sail effect and risk of failure could be reduced to some extent by substantial tree surgery works but a significant risk would still remain. Beech trees are also highly susceptible to fungal infection & decay through pruning wounds so such works are also likely to be highly damaging to the trees overall health and long-term survival.

Notwithstanding these structural and health concerns, the majority of the trees are also of very poor form having grown in such close proximity to each other. A handful are slightly better than others although these still have excessive height in proportion to their trunk diameter. With this combination of leggy growth, uncertain structural stability and close proximity to an area of public open space and future residential dwellings, I do not consider that they can be retained safely in future.

Regards

Andy

Andy Bucklitch Tree Officer Environment Services – Bromsgrove District & Redditch Borough Council

2.

When calling please contact **Andrew Bucklitch**
on telephone number **01527 64252 ext. 3075**
or email **a.bucklitch@bromsgrove.gov.uk**

Decision Date: **06 March 2014**

Application No: **TPO14/009**



Bromsgrove
District Council
www.bromsgrove.gov.uk

TREE WORKS DECISION NOTICE

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012

<u>Applicant / Agent</u>	<u>Application Site</u>
Mr Alan Smith Alan Smith Associates 2 Mill Lane Feckenham, Redditch B96 6HY	The Village Green High Street Belbroughton

Works

T1	Beech	Fell
T2	Cedar	Fell
L1	12x Beech	Fell

Dear Sir or Madam,

I refer to your application for consent to carry out the works detailed above. We have viewed the tree(s) and considered your application. The decision reached is that permission for the above works is **No Objection**.

This decision has been reached for the following reasons:

- **In the interests of amenity.**

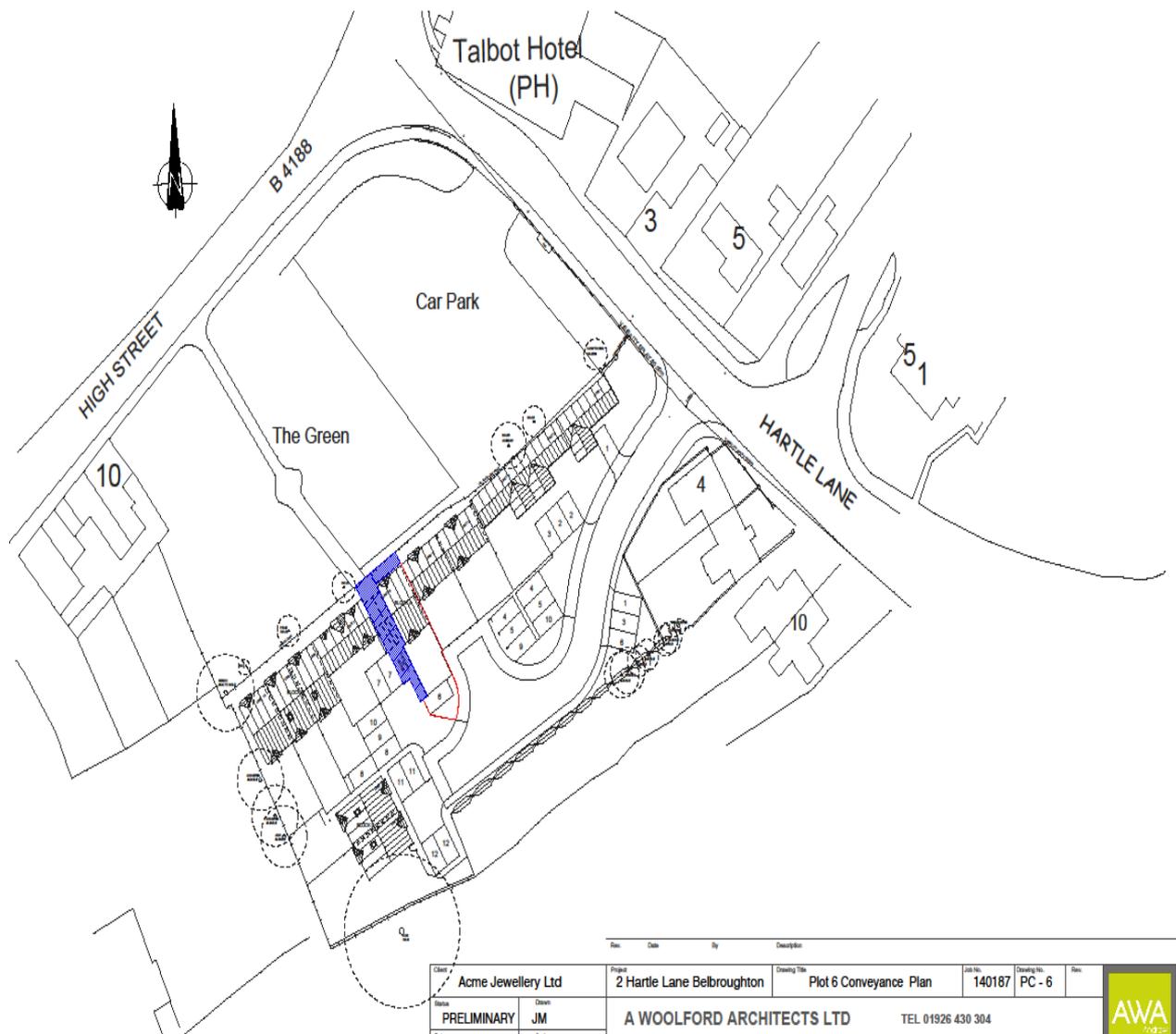
This decision is subject to the following conditions:

1. All works shall be carried out in accordance with British Standard BS 3998:2010 by a suitably qualified & experienced tree surgeon.
2. The permission is valid for a period of 2 years from the date of this letter. Any works for which permission has been granted may only be done once within that period.
3. Within 12 months of the proposed felling approved above, replacement trees shall be planted in accordance with plan ref ALS.Feb 2011 of specific size, species & planting positions to the satisfaction of the Local Planning Authority.
4. None of the works detailed above shall be carried out until evidence of the consent of Belbroughton Parish Council for the felling and replacement planting of trees on land under their control has been submitted to the approval of the Local Planning Authority.

If you would like any further information about our decision, please contact the officer named above.

Ruth Bamford
Head of Planning and Regeneration

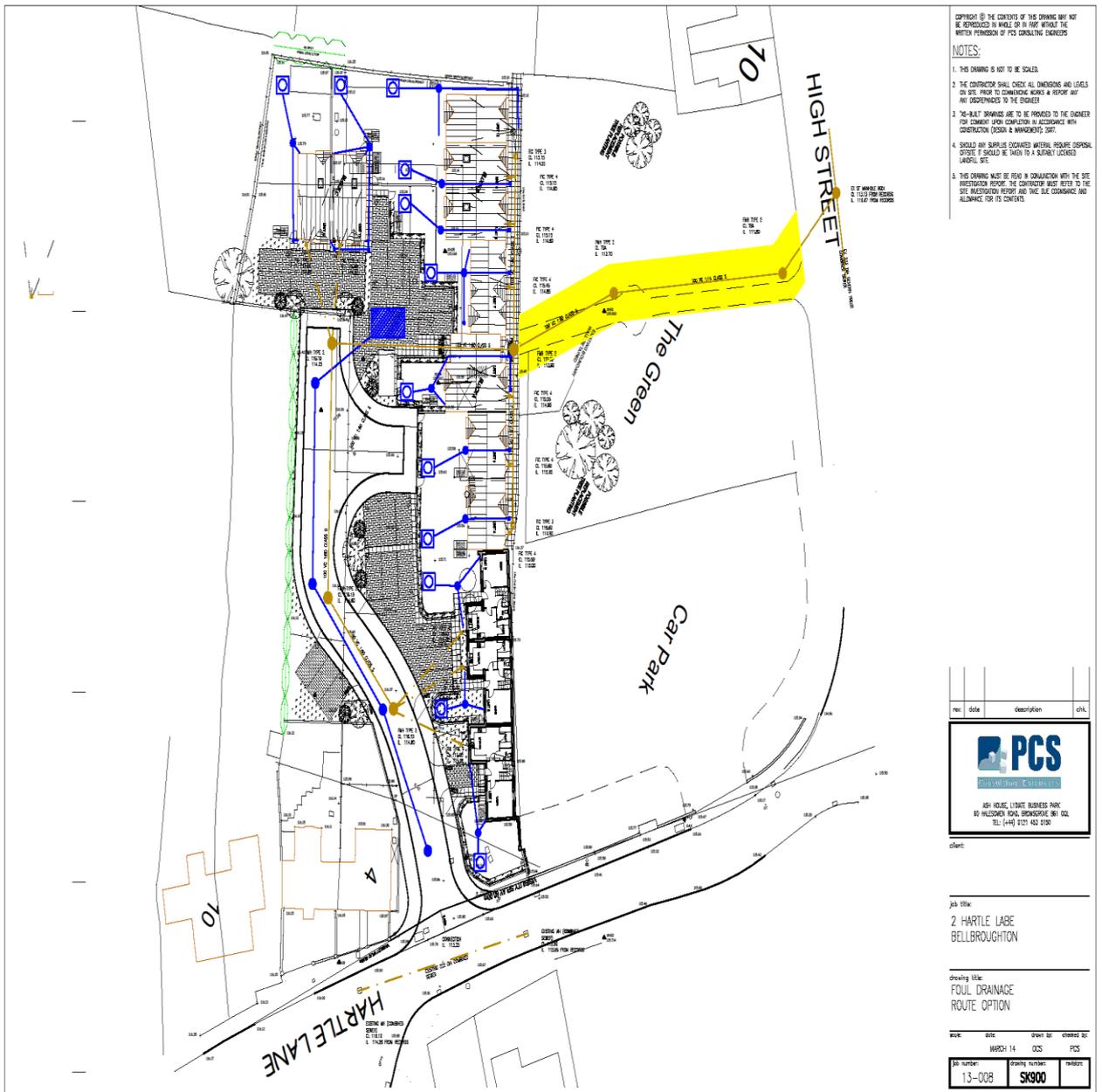
3.



Rev	Date	By	Description	Job No.	Drawing No.	Rev.							
Client	Acme Jewellery Ltd		Project	2 Hartle Lane Belbroughton		Drawing Title	Plot 6 Conveyance Plan	Job No.	140187	Drawing No.	PC - 6	Rev.	
Status	PRELIMINARY	Drawn	JM	A WOOLFORD ARCHITECTS LTD		TEL 01926 430 304							
Date	June 2014	Scale	1:500 @ A3	GUNNERY HOUSE GUNNERY TERRACE LEAMINGTON SPA CV32 5PE									

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4.



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5. THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE SITE INFORMATION PROVIDED. THE CONTRACTOR MUST REFER TO THE SITE INFORMATION REPORT AND THE DUE DILIGENCE AND ALLOWANCE FOR ITS CONTENTS.

rev	date	description	chkd.

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client:

job title:
2. HARTLE LABE
BELLBROUGHTON

drawing title:
FOUL DRAINAGE
ROUTE OPTION

date	drawn by	checked by
MARCH 14	OCS	PCS

job number	drawing number	revision
13-008	SK900	

E Mail from Severn Trent 7/10/2014.

Dear ..

Severn Trent will only advise on the route if there is major concern with the initial route a customer proposes due to i.e. capacity issues on the receiving sewer.

The proposals come from the customer and Severn Trent confirm if it's acceptable or not.

Regards

Shazana Shaheen Customer Requirements Technician New Connections

From: Shaheen, Shazana

Sent: Tuesday, 7 October 2014 10:26

To: 'belbroughtonpc@live.co.uk'

Further to our telephone conversation earlier today, I email you to confirm:

A Severn Trent approval in no way gives permission to cross third party land and the applicant/developer must obtain this from the landowner prior to making the connection.

In your case, the parish is in full right to refuse right of way if they are not in agreement of the connection and such issues should be resolved between yourselves.

Regards **Shazana Shaheen** Customer Requirements Technician New Connections

Council Chairman also informed Council following telephone conversations with Severn Trent engineers:-

Severn Trent would require a soakaway for surface water. There would need to be sufficient capacity in the current sewer before accepting an application for a connection. Severn Trent's primary concern would be protection of its assets. A gravity system is preferred and they would try to avoid pumped systems.

The Severn Trent adoption Team advised:-

They prefer gravity systems because they are cheaper and easier to maintain long term. The cost of running a system goes on to the bill payers. The Developer has to build and install a system up to the required standards before Severn Trent will adopt.

The Developer will submit his proposals for sewers to Severn Trent who will evaluate the proposal and investigate other options based on a risk/cost analysis. They would then make a decision on routing which may not agree with the Developers suggestion.

Severn Trent can, if they so decide, to 'requisition' a route over land and install a sewer. If the landowner refuses they can go to court to enforce their preferred option. The cost of the sewer and making good would be to the Developer. There is a statutory compensation scheme to the landowner.

Council approved by nine votes to two, with one abstention, the granting of consent for the removal of trees on the Green and the replacement planting of new trees to the satisfaction of the Council and the Bromsgrove District Tree Officer. The costs to be borne by the Developer.

Council approved by nine votes to two, a full two way public and disabled access into the Green from the development provided that the Developer provided the same access onto and through the development via a County Council adopted footway. Cllr. Margetts did not vote.

Council would require that the actions resulting from the above two approved resolutions were confirmed by legally binding agreements with the Developer and with the Developer covering legal costs. These agreements would be considered by a future Council.

Council defeated a resolution by ten votes to two to refuse a request from the developer to place a drainage link through the Green.

Council deferred a decision on the drainage link and required an independent assessment of the costs to the developer of the two possible options for the link.

Council appointed the Council officers – the Chairman, Vice-Chairman, Chair of Finance Committee and the clerk to work with the Council's legal advisors to compile legal documents for Council approval, to enact the two approved resolutions and, to discuss with its legal advisors the levels of compensation that should be sought from the Developer following any benefits gained by the Developer from its decisions.

417/14 Meeting Dates 2015

Council noted that the election was expected to be called on 7th May 2015. Council agreed the dates subject to revision should the election date not be 7th May. Meetings would continue to be held on the first and third Mondays of the month excepting where a bank holiday occurs when the meeting would be on the following Monday. The exception would be the May Committee meetings which would be held on Tuesday 26th May. The Annual Parish Meeting would be held on Monday 30th March 2015.

BELBROUGHTON PARISH COUNCIL MEETINGS 2015

All dates are Mondays (except May Finance and Planning meetings.)

Full Council Meeting	Finance Committee	Planning Committee
5 th January		
	19 th January	19 th January
2 nd February		
	16 th February	16 th February
2 nd March		
	16 th March	16 th March
13 th April		
	20 th April	20 th April
18 th May (Annual Meeting)		
	26 th May (Tues)	26 th May(Tues)
1 st June		
	15 th June	15 th June
6 th July		
	20 th July	20 th July
3 rd August		
	<i>August meeting TBA</i>	<i>August meeting TBA</i>
7 th September		
	21 st September	21 st September
5 th October		
	19 th October	19 th October
2 nd November		
	16 th November	16 th November
7 th December		
	21 st December	21 st December

- The Annual Parish Meeting will take place on 30th March 2015 in **Fairfield**.
- Meetings in January, March, April, June, July, September, & November will be held in the **Jubilee meeting room at Belbroughton Recreation Centre - TBC**
- Meetings in February, May, August, October, & December will be held in **the Barton Room at Fairfield Village Hall - TBC**

418/14 Smart Water Packs

Council noted the minutes of the Woodvale ward 'Partners and Community Together' (P.A.C.T.) meeting held on 13th October. Cllr. Jones circulated a leaflet detailing the availability of Smart Water packs from the District Council.

419/14 'Hi-Visibilty' workware

Council approved the purchase of vests for councillor use with a cost allocation of £25.

420/14 Councillors Items

Cllr. Shotton requested a future council considered a donation to the Royal British Legion.

Cllr. Ince requested that the W.C.C. hub be contacted as the resident adjacent to Hartle Lane and Galtons Lane had erected a high fence recently, to ascertain if this was within planning regulations.

Cllr. Shotton requested that the hedge on Parish Council land at the Parish Meeting Room was cut. The clerk advised that the contractor who had previously attended to this task had been informed and asked to carry out the work.

421/14 Council Dinner

Council agreed that this was to be held on 12th January 2015 at the Horseshoe, Belbroughton. The costs are funded by individual councillors and not the Parish Council.

The meeting closed at 9.50 p.m.

Chairman.....