

Monthly Meeting of Grimley Parish Council

**Monday 6th December 2021, 7.30pm
Peace Hall, Sinton Green**

Minutes of the meeting as at 07/02/2022

	<p>Present: D Stanley (Chair), A Bretherton (Deputy), A Atkinson, P Ayers, G Moore, A Taft, S Wilson.</p> <p>Attending: Parish Clerk Lisa Stevens. Member of public Nil.</p>	
141/21	Points of order - Welcome. Information provided at the beginning of each meeting in relation to social distancing and procedure for open forum.	
142/21	Public open forum - Nil present.	
143/21	To consider any apologies for absence Parish Cllrs Passey and Izamis. CCllr Scott Richardson Brown. DCllr Dean Clarke.	
144/21	Declarations of interest - As previously registered.	
145/21	To receive the report of the District Councillor – Dean Clarke. District council report distributed via email to parish councillors.	
146/21	Planning - to consider, comment and resolve to respond to the following applications.	
a.	<p>Parish Council response to Planning Application: 21/01846/FUL, Birchall Green Farm, Sinton Green, WR2 6NT</p> <p>i. General Debate Parish Councillors had received the draft parish council response and requested the following inserts/amendments: - query why the land had been selected – i.e. evidence that other areas had been considered. - reference the importance of the land during pandemic. - Cllr Stanley to draft section on soils.</p> <p>Cllrs debated whether to include concerns as to increased road flooding as a result of the project and also the lack of street lighting – if the project construction take place in winter, the HGVs will be present in the parish during hours of darkness (ie after 3pm). Cllrs agreed that these could be things that could be noted in an appeal document if required since it was important to also respond to that.</p> <p>ii. Motion to accept proposed amendments to drafted response v.2. Prp: GM. Scnd: SW. Carried.</p> <p>iii. Motion to provide delegated authority to Clerk to make amendments to response and submit to MHDC by 11th December 2021. Prp: PA. Scnd: GM. Carried.</p>	<p>Clerk</p> <p>Cllr Stanley</p> <p>Clerk</p>

b.

**21/02082/FUL Wagon Wheel, Grimley, Worcester, WR2 6LU
Conversion of public house/restaurant to 1 dwelling
(incl. partial demolition) and the erection of 1 dwelling.**

**i. To consider whether an extra ordinary meeting is required
in relation to this application.**

Cllrs did not consider that an extra ordinary meeting was required.

Cllr Taft spoke at length about how the parish council should not be involved in what is a private matter. The pub is not brewery owned and is a private business. No person would like to be told what to do with their personal property.

The Clerk instructed the council that the previous parish council decision that *'the pub should be considered to be of value to the parish and that it is worth preserving as a community asset'* remains in place and that the parish councillors should consider this new planning application on that basis. The Clerk also advised that:

- personal circumstances are not relevant to planning matters unless exceptionally and clearly relevant.
- all planning applications should be considered in light of the previous parish council declaration of a climate emergency and that the wider parish implications of the loss of a business asset currently accessible on foot should be considered as part of that.

Cllr Taft considered that residents in support of the Wagon Wheel becoming a traditional drinking pub had not considered the additional traffic, noise and disturbance that would result, even if it served casual food. At present it closes fairly early as a restaurant, but as a traditional pub it could be open all hours.

Cllr Taft stated that even if the pub were kept, there would be insufficient residents to keep it going. Ref to The Bull at Holt, The Raven Hotel at Droitwich and The Perdiswell at Worcester, all of which have remained closed for a number of years.

A Cllr stated that she did not hold true district cllr information that the reason the previous application for community asset failed at appeal, was because the parish council had not thrown sufficient weight behind the application process. Cllr Moore confirmed that there were other reasons included in the appeal decision document by the inspector.

Cllr Bretherton considered that parish council interest in this matter constituted an unacceptable interference on the applicant's businesses and personal life.

Cllr Taft considered that the ongoing and increasing flood threat to The Camp Inn was not relevant to the wider discussion about parish assets and facilities, that she did not believe that the Camp would close as a facility as a result of flooding, since it has always flooded and that there was no risk of Grimley village being without a public house. Ref to the Fox at Brandsford which has suffered from flooding for 50 years to her knowledge.

Continued

Cllr Taft considered that the pub has been on the market for approx. 7 years. During this time no formal offer had been received. Informal offers were reputed to be well below asking price.

A Cllr did not hold true resident information that the pub had been a valued and successful traditional drinking house before the owner had made his decision to concentrate on al-a-carte meals only.

The Clerk again reminded the councillors that the previous parish council decision that the Wagon Wheel should be a community asset remains in place and that the current planning application must be considered in the context of that decision.

The Clerk suggested that the councillors to consider similar theoretical circumstances were the New Inn and Fox Inn to be subject to similar planning applications. The Cllrs did not accept this suggestion and so the Chair attempted to clarify/simplify the situation by proposing the following motion.

Motion: That the parish council should acknowledge and support the combined community effect of the three main facilities in Grimley village, Nb. the school, the church and the Wagon Wheel Inn.

Prps: DS. Scnd – no parish cllr seconded and so the motion was abandoned.

Motion: That the Parish Council uphold the previous decision that *'the pub should be considered to be of value to the parish and that it is worth preserving as a community asset'*.

Prps: AA. Scnd: DS. 2 in favour. 5 against. Motion rejected.

Motion: That the parish council should reverse its previous decision and withdraw support for the proposal that the Wagon Wheel should be a community asset. The Clerk confirmed that 6 months had passed since this initial decision and that Cllrs were permitted to reverse the decision if they felt that new information had come to light. The Clerk confirmed that this decision might impact upon future resident requests for facilities to be considered community assets and that it might be difficult for the district council to be able to support any such application.
Prps: AB. Scnd AT. 5 in favour. 2 against. Motion carried.

Councillors proceeded to consider the latest planning application on its own merits and not as a community asset.

Cllrs considered that previous concerns about new build roof heights had been attended to, that there was sufficient parking and they had no concerns as to design or flood risk.

Motion: to support planning application as shown in 21/02082/FUL

Prps: AB. Scnd: AT. 5 in favour. 2 against. Motion carried.

The Clerk was instructed to write in support of this application.

Clerk

147/21	<p>Finance and Administration - To discuss updates and formulate Motions not requiring written notice</p> <p>a. i. To agree budget for next financial year (portion of resident council tax that the district council gives to the parish council). NB. Motion to accept budget for 2022/2023. Prps: GM. Scnd: SW</p> <p>ii. Motion to increase precept by 1%, adding 30p (pa) to each household bill. No proposers. Motion rejected.</p> <p>iii. Motion to increase precept by 2.5% adding £1.30 (pa) to each household bill. Prps: AB. Scnd: GM. Motion unanimous and carried. Precept will be £19,590.00 pa.</p> <p>iv. Motion increase peace hall annual donation from £400 to £450 to cover costs of defib care and maintenance. Prps: AB. Scnd: PA. NB. <i>To be paid in April 2022 and annually thereafter, as donation for this current financial year has already been paid in April 2021.</i></p>	
148/21	<p>Quick fire project updates - To discuss updates and formulate Motions not requiring written notice</p>	
a.	<p>Defibrillators/phone box. Cllr Taft again thanked residents for all their efforts and input on this project. The Clerk reported that she is awaiting input from the Community HeartBeat Trust with regard to the hosting agreement with the Peace Hall.</p>	Clerk
b.	<p>Monkwood Green management update. Cllr Wilson reported that the ditches had been attended to and that the brambles behind the bus shelter had been tackled by volunteers, for which Cllrs were very grateful.</p> <p>The Christmas tree project for the Common is on hand. Cllr Bretherton noted that the Sinton Tree project is also progressing. Cllr Atkinson asked why Grimley village was not getting a tree. The Clerk confirmed that the budget of £80 was still available for the village and had been mentioned in Sept and formally offered to Grimley village Cllrs in Oct and on the 22nd November. Cllr Atkinson requested the £80 budget and felt that a tree should be provided for the village but was unable to be involved in the project. Cllr Taft placed an order for a reduced price/donated Christmas tree with Cllr Stanley and instructed him to deliver it to the lower triangle in Grimley village. Cllr Stanley noted that he did not sell Christmas trees and that it was Harper Farming that needed to be approached. He confirmed that Harper Farming had assisted with reduced price tree projects for Sinton and Monkwood but that these were two well organised projects considered in advance, with resident donations in support. The Clerk noted that Highways would need to be consulted if the tree was to be placed on a verge /triangle. The Clerk also noted that Grimley Village Cllrs had requested that Christmas trees be placed on the annual budget back in 2019 and 2020 which was why these provisions/ budget for each village had been made. Cllr Stanley agreed to approach Harper Farming and confirm with Cllr Taft.</p>	Cllr Taft Cllr Stanley

149/21	Finance and Administration - To discuss updates and formulate Motions not requiring written notice.	
a.	To note increase in coronavirus incidence. To note that covid legislation permitting online meetings has not been reinstated by Central Gov. Motion to reinstate emergency Clerk procedures as per the Delegation to Clerk policy, which includes permission to pay reoccurring monthly bills and invoices previously anticipated by annual budget without Cllr approval at a normal monthly meeting, including items in Appendix 2. Prps: SW. Scnd: GW.	Clerk
b	Motion to approve previous minutes. The Clerk noted that she was three months behind with producing minutes as a result of over 60 hours last month working on the solar farm application. Cllrs accepted her apologies and the reasons.	Clerk priority
c	To consider and motion to approve the payment of outstanding accounts. Prps: AB. Scnd: PA.	
d	To receive and motion to accept Oct/Nov Bank Reconciliation 2021. Prps: AT. Scnd: AB.	
150/12	Correspondence, dates for diary, items for future agenda. Nil Date of next scheduled meeting Dates to be distributed asap, provisionally 24th Jan 2022 Peace Hall, Sinton Green. The press and public are cordially invited to attend this meeting.	

Appendix 1 – Payments to be made (or date paid if contracted monthly payment)

Mr P Williams	Maintenance MWGreen. Invoice 56.	£243.75	VAT £12.50
Mr Jacob Jon Bowdige	Sinton Tree & Landscapes. Invoice 1362. Emergency work to tree on Sinton Green August 2021.	£420.00	VAT £70
PAYEE to be confirmed. Resident volunteer.	Sinton Green xmas tree project	£80.00	VAT not known
Mr S Skeys	Lengthsman Sept & Oct worksheet 2021	Invoice yet to be received.	VAT nil
Mrs Lisa Stevens	Monthly expenses Nov 2021.	£46.00	VAT.
Mrs Lisa Stevens	Monthly wage Nov 2021	£576.48	VAT nil

Appendix 2 - Note Invoices expected Dec 2021 in ref to planning:

Max £500 ref solar film. A C. Monkwood Green.
£2500 planning consultants ref Birchall Green Solar Farm.

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