

WOLVERLEY & COOKLEY PARISH COUNCIL

Minutes of the Meeting of the Parish Council

Held at Wolverley Church Hall, Wolverley on Tuesday 3rd September 2019 at 7.00pm

Mr D Cox (Chairman)
Mrs V Bordewich
Mr A Carloss
Mr R Drew
Mr J Hart
Mr M Hart
Mr D Jones
Mr B McFarland
Mr C Nicholls
Mr C Sherrey
Mr W Southam
Mr J Wood

County Councillor: Apologies
District Councillor: M Hart
West Mercia Police: PCSO Kate Easthope, Alice Owen Jones

86. **Apologies.** Councillor Mrs L Jones and Mr S Sherrey as away on holiday.

87. **Declarations of Councillors Interests**

- a) Register of Interests: Councillors are reminded to complete and need to regularly update their register of interests.
- b) To declare any Disclosable Pecuniary Interests in items on the agenda and their nature. Councillors A Carloss, C Nicholls, J Wood, W Southam on potential quarry, Lea Castle Farm from advice received from WFDC Solicitor.
- c) To declare any Other Disclosable Interests (Pecuniary or Non-Pecuniary) in items on the agenda and their nature. Councillor B McFarland on potential quarry following election literature. Councillor M Hart on Worcestershire County Council Minerals Plan as serves on Worcestershire County Council.

The meeting will now be adjourned for PUBLIC QUESTION TIME;

The Chairman welcomed members of the public and invited questions. Please see notes after the minutes.

88. **To consider the adoption of the minutes of the Council meeting held on 6th August 2019 at 7.00pm. (minutes previously circulated).**

These having previously been circulated it was resolved unanimously to receive and adopt the minutes as a true record of the meeting and these were signed as such by the Chairman.

89. **Matters for Discussion / Decision;**

To receive Councillors Reports;

Councillor Marcus Hart reported on County Councillor Hardiman's behalf:

Lea Castle Quarry: Still no planning application has been received by the County Council.

Lea Lane Landslip: It is now clear that the restructuring works will not be commenced until November!

Mr Trevor Botterill contacted me to forward a request for Tactile Disability dropped kerbs to be installed at the junction of Little Hayes with Sebright Road; disability scooter users who need to travel downwards in Sebright Road to access the social club or Memorial Hall are having great difficulty in using the pavement here. I have forwarded a request to Highways accordingly.

I have communicated with Mrs Drew, Parish Clerk suggesting that the parish council consider asking the lengthsman to carry out 'siding out' operations for both the Crescent (a small area of pavement) and at the lower end of Sladd Lane. I would be happy to provide funding to cover these projects from my County Divisional Fund.

Regarding the long outstanding "Brambles Overgrowth in Brown Westhead Road", I have asked the Highways Engineer to arrange for County Council operatives to deal with this and I will use my Divisional Fund to cover the costs.

Inefficient Drains in Lowe Lane: I met with Councillor John Hart and the Highways Engineer when we inspected the drains in Lowe Lane which are constantly failing to handle rainwater appropriately. The Highways Engineer is arranging for a radical investigation into these failings.

Regarding several longstanding casework items reported at the August Parish Council: I am continuing to chase County Highways on these. And chasing also the more recent additions which again I reported on at the August meeting.

I must say that I am frustrated by the slow resolution to much of the casework in my County Division of Cookley, Wolverley & Wribbenhall and apologise for this; I have expressed my concerns to the County Cabinet Member Responsible. In perspective it is worth mentioning that when the Highways Engineer met me here in August, as he does monthly, I had more than 40 casework items requiring attention! And this apparently is more cases than for any other County Division in Worcestershire!

District Councillor Marcus Hart reported;

Wolverley and Cookley Issues

We have been dealing with the usual routine casework, reporting litter on the main A roads.

I regret to advise that despite repeated requests for an answer on new business sign at Wolverhill in the village in the conservation area I have not had an answer! We have chased Richard Jennings a number of times without a successful response to the sign issue. As stated, previously, he has indicated that there has been no planning application for the business, and this is being investigated. We have also chased Richard in respect of the Cookley stable block issues in Austcliffe Lane. To that end, the 3 of us have arranged a further meeting to discuss these issues on 12th September and we will report back at the next meeting.

The Drakelow Tunnels planning application will be considered by the WFDC planning committee on 17th September at 6pm at Wyre Forest House. We have a meeting with the case officer on 12th September to understand why officers have now changed their recommendation, which centres on the Previously Developed Land (PDL) issue. A number of local residents have spoken to us about this matter. Lisa and Marcus sit on the planning committee and therefore have not expressed a pre-determined view on the matter.

We continue to receive communications from local residents articulating their concerns regarding the proposed quarry at land at Lea Castle. We are acknowledging all of them and explain that we do not express a view either way as we wish to be able to vote on the matter at the appropriate time and it is essential that we do not predetermine our view.

Wyre Forest Issues

Kidderminster Train Station

Work on the £4,000,000 transformation and redevelopment of Kidderminster train station continues. The station forecourt has recently been demolished.

Worcester Street

Work to enhance the public realm and improve the infrastructure on Worcester Street has now commenced. This is a £2 million capital investment between the GBSLEP and County and District Council working collaboratively to lead the way in attempting to get the land holdings in that area to act differently and redevelop the redundant empty shop units. We would like to see more accommodation and in particular affordable housing in this area as it is a sustainable location.

We have made an application to the Chancellor's £675 million high street fund to support further regeneration in this area as this is exactly what we need to get this scheme off the ground from a Council perspective as these regeneration issues especially transforming brown field sites always come down to matters of viability. The initial bid has been successful, which is very good news.

Green Street Depot

Work is progressing well on this £3 million capital scheme which will see a brand-new fit for purpose customer service centre and major investment in the depot site. This project will make a circa £20k revenue saving overall to the Council. The new customer service centre will open on Monday, 9th September at 10:00am.

Local Plan

The consultation re-opens on 2nd September. If you have any additional comments to make, please do have your say. The household flyer is now going out to residents.

Questions:

Councillor David Jones queried why grass by the traffic lights A449/B4189 which was retained by Wyre Forest District Council has not been cut. Councillor Wood asked what is meant by Worcester Street being a sustainable site, Councillor M Hart advised as it is in the heart of the town centre. Comments were also made on the local plan consultation meetings with no locations in our Parish, Councillor M Hart advised the progressive alliance decided the locations.

Land between Staite Drive and Austcliffe Lane, which is owned by Community Housing a tree has blown down but they are refusing to attend due to cost, Councillor Southam also advised the land is full of rubbish but gates are locked so you cannot get to this to clear. Councillor Nicholls raised overgrown hedges Beechtree Lane and Common barn Lane and queried responsibility for cutting, Councillor M Hart advised it is between the landowner and Worcestershire County Council. Kate Easthope also said coming out of Caunsall onto the Wolverhampton road needs cutting.

Blocked drains - Castle Road - still not done.

90. To receive report from Local Representative West Mercia Police.

PCSO Kate Easthope reported -

Cookley - Kate advised that due to numerous comments on social media people are worrying that Cookley is being targeted however the reality is not that. A vehicle was damaged in Kimberlee Avenue in a domestic dispute, theft from motor vehicle Caunsall Road, attempt burglary Castle Road, Car Key burglary Gaymore Road - 2 cars stolen, Gaymore Road - lock snapped, after motorbike, it has made people more aware in Cookley, it is important to lock doors and windows. Police are patrolling in marked cars and unmarked cars.

Wolverley - Registration plate stolen from a Vauxhall Corsa in Kingsford Lane, theft from motor vehicle Knight Road, 2 men seen wearing balaclavas.

There have also been damage to several electricity sub stations.

Councillor Cox thanked the Police for all they do and for their attendance at the community fayre on Sunday in Cookley.

91. **Financial Matters:**

Approved - Accounts for Payment to be paid;

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| 31 | Mrs B J Drew (Salary August 19) | 880.47 |
| 32 | T & A Dale (Lengthsman Fee July/August 19) | No Invoice |
| 33 | Mrs B J Drew (Stationary - Paper/Ink/Folders) (Expenses April 19 - August 19) | 13.36 153.23 |
| 34 | Worcestershire County Council (Replacement Street Light - Column 33) | 1250.55 (Not yet paid as works not completed) |
| 35 | Wyre Forest District Council (Costs in relation to Local Elections 3 rd May 19) | 763.80 |
| 36 | Mr Keith Basketfield (5 th Grass Cut) | 655.00 |

92. **Proposed Sand and Gravel Quarry and Restoration Scheme at land at Lea Castle Farm, Wolverley.**

No formal planning application yet received.

93. **Worcestershire County Council Minerals Local Plan.**

Councillor Drew, having read the plan in depth raised several concerns over some items in the Plan. Our Parish is located in the North West Strategic Corridor and potential mineral sites are shown in the map on Page 52. However, Page 195, Appendix 2 states that Cookley and Wolverley settlements have been removed from the corridor. It is not clear what the definition of a settlement is and whether they are or aren't included in the plan. In addition, there is no clear statement on mineral extraction and proximity to schools, houses, businesses etc.

There was much discussion on the Plan as a whole, it is a huge document and not easy to read and digest the information contained therein. It was suggested that a sub committee meet, consisting of Chair, Vice Chair, Councillor Carlloss and Councillor S Sherrey to formulate a response and circulate to all members for approval prior to submission. This was unanimously agreed. Clerk to arrange meetings.

94. **Wyre Forest District Local Plan - reopening of Pre-submission Publication Consultation.**

The Clerk advised that Wyre Forest District Council is re-opening the Local Plan Pre-Submission Publication Consultation which runs from 2nd September 2019 to 14th October 2019.

Councillor Nicholls advised that this now gives the Parish Council another chance to comment on the plan.

He re-iterated that everyone is in agreement something needs to happen on the site and although concerned about infrastructure agreed up to 600 houses was ample. This then got changed to 1200/1400 houses which is totally unacceptable. Councillor Nicholls proposed that in regard to the local plan the Parish Council respond rejecting the idea of anything more than 600 houses built on the Lea Castle site. Councillor David Jones seconded this, he accepts 600 houses but no more.

There was much discussion on this and various concerns expressed over infrastructure and it was agreed, with one abstention, that the Parish Council respond that they agree to the site being used for residential development but amend from 1400 to up to 600 houses, on previously developed land.

95. **Former Lea Castle Hospital Site.**

No further comments.

96. **Report on Cookley and Causall Neighbourhood Plan / Wyre Forest Community Land Trust.**

Councillor D Jones reported that comments received on the draft are being collated by the Consultants.

97. **To discuss nomination of a Trustee for the Wolverley Memorial Charitable Trust and potential amendment to Lease.**

Councillor John Hart currently represents the Parish Council on the committee of the Wolverley Memorial Hall Charity. At the AGM in April 2018 it was agreed the charity should reconstitute itself as a Charitable Incorporated Organisation (CIO). The Charity Commission has recently given approval to its registration as "The Wolverley Memorial Charitable Trust" and they are now asking for the Parish Council to nominate a trustee for the "Wolverley Memorial Charitable Trust". It was proposed Councillor Drew, seconded Councillor C Sherrey and unanimously agreed Councillor John Hart be appointed as trustee. Clerk to advise.

In addition, Graham Wallis, Chair of the new Charitable Trust has contacted Councillor M Hart regarding transferring things across from the old to the new charity, before closing down the old charity. The most significant asset to transfer is of course the lease of the Memorial Hall site. This is awful timing as the new lease has literally just been finalised after several

years work and considerable cost. Councillor M Hart advised that on the face of it this is not a problem and we cannot unreasonably hold back the assignment of the lease but the difficulty is the combination of constitution and land lease, they now just want a land lease and this will take time to sort between solicitors and obviously incur more legal fees.

Councillor M Hart proposed the Parish Council respond to the Wolverley Memorial Trust as follows:

The Parish Council agree in principle to the assigning of the lease from the Trustees of the Wolverley Memorial Hall to the Wolverley Memorial Hall Charitable Trust, subject to seeking proper legal advice and the matter being dealt with correctly.

With regard to your comments in respect of a new "land lease", this is more complicated, and the Parish Council will again need to take legal advice on this. This has not been previously requested and the new lease with updated clauses, having been agreed with the Memorial Hall Trustees, has of course only just been agreed. The Parish Council have, however, unanimously agreed that they are not in a position to pay for any future legal fees in respect of this given the costs they incurred in respect of the recently granted new lease and seek an undertaking that, the Memorial Hall Charitable Trust would bear any future legal costs in undertaking the work.

This was seconded by Councillor S Sherrey and unanimously agreed. Clerk to respond accordingly.

98. **Franch Road/Fairfield Lane - Proposed Prohibition of Waiting at any time Order.**

Councillor Drew advised of Prohibition of Waiting at any time restrictions which was raised by Councillor Hardiman following several complaints. This was unanimously agreed with no objections.

99. **To discuss any progress with the GBSLEP Habitats Grants Programme - Dementia Sensory Garden.**

Councillor D Jones and W Southam are working with Cookley In Bloom to try and obtain a grant to develop a Sensory Garden. They will liaise with the Clerk. Thanks were expressed to all for their work on this,

100. **To discuss recognition for Long Service.**

Councillor Peter Smith completed 40 years' service as a Parish Councillor prior to his retirement in May 19.

Councillor C Sherrey felt that after giving 40 years unpaid service to the Parish this should be recognised in some form. Councillor M Hart agreed and seconded this and it was unanimously agreed. After much discussion on what would be appropriate it was agreed that the Parish Council will pay for a meal at Brockencote Hotel (Up to £150.00) but also give a keepsake such as frame a certificate with the crest on. The Clerk will invite Peter to the November meeting in Wolverley to present this.

Councillor M Hart suggested that at the Annual Council Meeting next May a policy for recognition of long service should be agreed.

101. **To discuss Payphone, Bridge Road, Cookley.**

Councillor Drew advised that this payphone is currently sponsored by the Parish Council at a cost of £360.00 a year. If permission is given by the landowner (Mr T Higley) the Parish Council can adopt the kiosk for a one-off payment of £1.00. Clerk to pursue.

102. **Planning Applications for Consideration: -**

PC No **WFDC No/Details**

3420 WF/19/0498/OUTL: Outline consent for the erection of 5 dwelling houses, following demolition of exiting dwelling houses with all matters reserved at 29-31 Kimberlee Avenue, Cookley,

Recommend Approval

3421 19/3043/PNH: Erection of single storey rear extension at Old Rose Cottage, New Road, Caunsall,
Noted

3422 19/0502/Full: Two storey side extension at 69 Castle Road, Cookley,
Recommend Approval

3423 19/3045/PNH: Single storey rear extension at Windy Ridge, Sheepwash Lane, Wolverley.
Noted

Parish Matters for Update Only - no decisions required

103. Clerks Report (Clerk): CALC Training Update, WFDC Planning Training, WFDC Depot Refurbishment.

104. Update on Lengthsman Scheme. Councillors R Drew and W Southam. Nothing to report.

105. New Issues / Items for Next Meeting. None raised.

106. Dates for Meetings: Chairman's Meeting 11th September - cancelled, Parish Forum - 16th September 19.

107. Date of Next Meeting - to confirm the date of the next meeting, which is scheduled for Tuesday 1st October 2019, 7.00pm, Cookley School.

There being no further business the meeting closed at 8.55 pm.

Chairman - 1st October 2019

PUBLIC QUESTION TIME:

A resident spoke on the support from the MP against the potential quarry and the huge following on Facebook and questioned the Parish Council position in relation to expressing their views on this. The Chairman again re-iterated the position of the Parish Council who cannot predetermine their view prior to a planning application being submitted.

Another resident spoke also on this matter and quoted various cases from other areas regarding Predetermination of mind and where other Councils had given guidance on this and had awarded dispensations and asked that the Parish Council consider this so all Councillors can take part in discussions.

A resident spoke on the Worcestershire County Council Minerals plan and asked if the Parish Council would be responding to the consultation. They advised planning in strategic corridors are unsound and need protecting, the absence of this protection makes the plan unsound. Is Lea Castle Farm recognised as an area of landscape value and if so, should be excluded from the strategic corridor and excluded from the options. The Chairman advised this is on the agenda for discussion.

The issue of Dog Poo Bins was raised, and a resident advised these can be bought quite cheaply and Biffa will empty very cheaply. Councillor Southam advised that the Parish Council are in the process of moving a bin to by Austcliffe lane.

A resident from Austcliffe Park, Cookley spoke passionately from the heart about the potential impact a quarry could have in the area. They moved to the area for various reasons, left an unhealthy area, moved with a view to coming to a lovely village, with clean air, lovely environment and now people are very concerned that the environment will be spoiled.