

WOLVERLEY & COOKLEY PARISH COUNCIL

Minutes of the Meeting of the Parish Council

Held on Tuesday 7th December 2021, 7.00pm, Wolverley Church Hall, Wolverley

Present:

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

West Mercia Police: PC Matt Ling, PCSO Becky Ruston
County Councillor: Apologies
District Councillors: Cllrs. M Hart and L Jones.

140. Apologies

County Councillor Ian Hardiman due to sickness, Parish Councillors C Nicholls and S Sherrey due to poor health and A Carloss as caring for mother.

141. Declarations of Councillors Interests

- a) Register of Interests: The Clerk reminded Councillors that it is their responsibility to update their register of interests forms as required.
- b) To declare any Disclosable Pecuniary Interests in items on the agenda and their nature. None declared.
- c) To declare any Other Disclosable Interests (Pecuniary or Non-Pecuniary) in items on the agenda and their nature. Cllr D Cox in Planning Application PC3590 as friend of the applicant.

The meeting will now be adjourned for PUBLIC QUESTION TIME. No public wished to speak.

The meeting now reconvened to conduct the items of business listed below.

142. To consider the adoption of the minutes of the Parish Council meeting held on 2nd November 2021 at 7.00pm

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.

Matters for Discussion / Decision:

143. Police Report / Agree top 3 policing priorities for next 3 months.

PC Matt Ling introduced himself as the new PC on the area, replacing Derya Mustafa and he was welcomed by the Chairman.

Police Report had been circulated;

Burglary - Gypsy Lane - Police Ref 00401_I_22112021

A residential property has been broken into in this location. A window has been smashed and an untidy search made of the property. Jewellery, watches and a passport have all been stolen. Including a black leather jewellery box with a carry handle on top. The occupant returned home at approx. 15.30pm yesterday and made this discovery. If you saw anyone acting in a suspicious manner in this area please let us know quoting the incident number above

Vehicle Crime - Kingsford Country Park, Blakeshall Lane - Police Ref 284_I_23112021 -

A car has been broken into and a handbag containing cards and cash, keys and a diary have been stolen. The car was parked on the car park in this location. Two males were seen taking something from the vehicle and then speeding away in a Blue Vauxhall Astra. The passenger is described as wearing a hoodie and the driver as slim with dark hair. They drove away in the direction of Kinver/ farm shop. The handbag is described as black over the shoulder, and a grey A5 diary was inside with keys, cash and cards

Burglary - Ismere House - Police Ref 00011_I_30112021

Unknown person have gained entry to unoccupied property and also removed gates in order to gain access. Property is monitored by private security firm who were alerted by alarms going off. Unknown if anything taken.

Criminal Damage - Cookley Playing Fields - Police Ref 00268_I_17112021

Sometime late evening on 15/11/2021 and early morning on the 16/11/2021 persons unknown have broken the barriers to the playing field and then ridden a quad bike over the field churning up the grass.

Theft - Westley Court - 00398_I_11112021

A shed has been broken into and two mountain bikes have been stolen

Sladd Lane - Wolverley - 00684_I_07112021

At around 22:30hrs on 7/11/2021 police received a report of gun shots being fired in the area of Sladd Lane. Officers attended and sadly 2 dogs had died. There were no other injuries. Officers conducted an extensive search and following investigations are satisfied this was an isolated incident.

Policing Priorities were agreed as Speeding, Parking and Antisocial Behaviour (particularly motorbikes)

144. County / District Councillor Reports.

County Report - Apologies from Cllr. I Hardiman.

District Report - Councillor Lisa Jones reported;

Local Issues

We have been dealing with the usual routine casework, fly tipping and litter picking on the main A roads and along the country lanes.

New Post Box, Cookley - We are still awaiting confirmation on the location and an installation date from Royal Mail, the District Council Planning Department have now been consulted on the new installation, we will update you as soon as we receive a date.

We are pleased to report that Royal Mail have set up a temporary hosted outreach service in Cookley at the Village Hall in Meeting Room One on Tuesdays between 9.30am to 10.30am. I am still waiting an envisaged end date for this facility from Royal Mail.

Regarding the Red Lion Planning Application, this is ongoing and do not have any updates as of today.

Enforcement Issues :-

The Old Post Office, Cookley - The time for the applicant to appeal the enforcement notice has now passed without comment. The applicant has submitted an application to replace the metal sliding doors to a timber one with the same size opening and the reinstallation of the wooden bay window and smaller wooden window. This will be discussed at this evenings meeting.

Land off Drakelow Lane K9 Pawfection has been issued with a Penalty Charge Notice which the officers are waiting to be returned.

Drakelow Tunnels have submitted another discharge of condition application regarding the fencing, this application is being discussed this evening.

Low Lane Enforcement Issues - These are ongoing, we are chasing them with the officers, one issue is being delayed due to the ill health of the person who is using the land.

Wyre Forest District Issues

Wyre Forest House is still closed to the public as is the Green Street Hub save for dealing with housing and homelessness applications.

The Council are pursuing a raft of asset transfers and the Localism Agenda which we believe are radically changing the face of the Council.

The Progressive Alliance are deleting a number of officer posts and they are not being replaced. They are proposing funding only statutory services moving forward and they continue to seek to transfer largescale assets and services to Town and Parish Councils. They want to transfer the full cost of litter picking (which is a statutory duty of WFDC) to Parish Councils and expect them to fund it 100%, which is something we oppose. They also want to pass on the responsibility of bin emptying too.

The Progressive Alliance are proposing reducing the Community Leadership fund, allocating all district councillors £500 in 2022-2023 to spend in their ward on community groups as opposed to £1,000 and then nothing the year after.

The Environmental Enforcement team have launched a new campaign to crackdown on littering and reminding residents about its impact on the environment.

Festive Parking - Shoppers can take advantage of free parking at all of the District Council car parks from Friday 19 November to Sunday 2 January from 3pm till 8am. Please note that the Weavers Wharf car park is privately owned and does not have this offer available.

There is an online budget consultation which closes on Thursday 9 December, the District Council are asking for the views of residents regarding the reshaping/reducing of facilities and operations the District Council currently undertakes. The website address is:- www.wyreforestdc.gov.uk/budget.

145. Financial Matters:

a) Agreed the following accounts be paid.

50	Mrs B J Drew (Salary November 2021)	1067.71
51	Smith of Derby (Upgrade lighting to LED - Cookley Millennium Clock)	572.40
52	Worcestershire County Council (Replacement of 6 category 4 columns)	6327.19
53	Mrs B J Drew (Ink)	9.99
54	Ms Lorraine Neal (Lengthsman - November 2021)	240.00
55	Microsoft Office (Annual Subscription)	79.99

b) Budget / Precept 22/23.

Cllr. C Sherrey advised these would be discussed and agreed at January meeting. Any items for inclusion to be sent to Clerk by 24th December 2021.

146. Localism Proposals from Wyre Forest District Council.

Cllr. C Sherrey reported that the subgroup on Localism (Chairman/Vice Chairman/Cllr M Hart and Cllr C Sherrey) had met to discuss Localism proposals received from Wyre Forest District Council.

Grass Cutting- The Parish Council have to accept that WFDC are withdrawing all support on this and no longer wish to provide any sort of service. They do receive a small grant from WCC towards this and Cllr. M.Hart is trying to secure some sort of deal from WCC to help us

Bins - WFDC can walk away from bin emptying and, clearly, they no longer wish to provide any sort of service but they still have responsibility for some litter picking and clearance of fly-tipping as and when required, however, they are trying to delegate all responsibilities under Section 89 of the Environmental Protection Act 1990 by offering to delegate this by way of formal agreement to the Parish Council.

They have offered a grant which represents less than 18% of this year's grant as a transitional amount for one year only. WFDC say the Parish Council can increase our precept to cover this cost and the PC could ask if they would phase this out over 4 years so that the increase in precept could be phased as we are also having to precept for the withdrawal of WFDC support on the grass cutting.

The Parish Council need WFDC to confirm that they will continue to empty the 2 large 1100litre bins at Tim Dale's farm on a free of charge basis.

The Parish Council have 52 bins in total and need to consider what they want to do about the 13(25%) or so bins that are on the land of Wolverley Memorial Hall, Cookley Playing Fields and the towpath by The Lock Inn, Wolverley. Wolverley Memorial Hall and Cookley Playing Fields already receive substantial grants from the Parish Council and the PC need to decide whether we should charge them for emptying their bins as there must be a limit on how much of rate payers' money we can give to these organisations on an annual basis. The cost of the bins on the Towpath needs to be discussed as well.

Allotments at Cookley - The current lease expires on 1st April 2026 and it then continues on a year-to-year basis until either party serves notice. The Tenant is responsible for Insurance. The responsibility for the Driveway and Perimeter Fence lies with the freeholder and the condition has been looked at. It would appear that the driveway is a bit rough but is not used and the fence looks OK.

Lea Lane Woods - The Parish Council would need to sort the following prior to any agreement being reached to acquire this piece of land, if this is what the Parish council want to do -

1. An independent survey of the trees on this piece of land.
2. A written statement from WFDC setting out the legal position with regards to the right of way over the land.
3. Cost of taking a tree down.
4. Establish what our on-cost is for insurance. It has now been confirmed that this can be added to our schedule of Insured items at no extra cost.

Land at Drakelow Lane - This is a piece of land that appears to be of no value or use to the Parish Council. However, if we want to consider taking it over then then we need the following -

1. An independent survey of the trees on this piece of land.
2. Confirmation from WFDC that there are no rights of way on this land.
3. Establish what our on-cost is for insurance. It has now been confirmed that this can be added to our schedule of Insured items at no extra cost.

Cllr. C Sherrey summed up by saying the sub- committee are not making recommendations at the moment, just stating facts as there are too many unanswered questions,

There was much discussion on this matter and various strong opinions were made.

Concerns were particularly expressed over the responsibility and potential costs involved with the asset transfers with no commuted funds being given by the District Council. Costs associated with managed woodland could be extremely high and worry over trees on boundary line close to properties. With regard to Lea Lane Woods concern was also expressed that if the PC did not take this on potentially the prescriptive easement that has been walked by many for over 30 years could be lost. Cllr. Sherrey mentioned the possibility of the local community setting up a Trust to take this on as Wolverley did with the Wolverley Woods.

Concern was expressed over potential legal costs which may be incurred regarding allotments if there are any problems with tenants as this has happened previously.

After further discussion it was agreed;

Cllr. M Hart to pursue funding for Grass Cutting from WCC

Further discussion needed on Bin Emptying

Refuse land at Drakelow Lane

Cookley Allotments - defer for further discussion

Land at Lea Lane - defer for further discussion

Meeting scheduled with Ian Miller, 13th December - this is likely to be deferred until after Christmas.

147. Lea Castle Village - Management of Community Facilities.

Clerk advised of e mail received from Homes England looking at options regarding long term stewardship and management of community facilities at Lea Castle Village.

After discussion it was agreed Clerk respond asking what facilities they are offering and what commuted sum of money they would give and the Parish Council would then be open for discussions.

148. Queen's Platinum Jubilee - Events/Tree Planting.

Re-Agenda

149. Planning Applications for Consideration: -

PC No WFDC No/Details

3584 21/1021/S73: Removal of condition 9 and variation to approved plans attached to 20/0029/Full and 20/0775/NMA to authorise increase in overall height of bungalow and minor changes to elevations (resubmission of 21/0729/S73) at Wyre Mill Cottage, Wolverley,

Recommend Approval

3585 21/1022/HOU: Single storey rear extension at Wyre Mill Cottage, Wolverley,

Recommend Refusal. Work has already commenced yet a Flood Risk Assessment as requested by NWWM has not been provided. They have given 3 options which the PC feel should be adhered to (previous developments at this location have not adhered to plans) The proposal is not appropriate development in the green belt and is out of keeping with the character of other properties in the area

3586 21/1024/TCA: Silver Birch (T1) - Reduce silver birch by 3 metres, reduce the width of the overhanging Beech (T2) and Sycamore (T3) by 2 metres back towards the boundary at The Dovecote, Wolverley Village,

Recommend Approval

3587 21/1026/NMA: FOR INFORMATION ONLY Non-Material Amendment to Planning Permission 21/0451/Full to allow revision of the location of the bin store from its original location in the playground, in front of the existing relocated timber gates which the school have now changed to new metal access gates to replace the existing failing timber gates in the original location at Cookley Sebright First School, Lea Lane, Cookley,

Object to revised application and consider the revision of the location of the bin store IS a material amendment.

3588 21/1034/FUL: Replacement dwelling at Sebright House, Blakeshall Lane, Wolverley,

Recommend Refusal. The Parish Council note that the Conservation Officer has concerns over the impact this proposed property would have on the openness of the greenbelt. The applicant has totally cleared the site of all trees without giving the Arboricultural Officer the AIA that was requested. The Parish Council reject this on the grounds of overdevelopment, the property appears to be over double the original footprint and considerably taller than any other property around. This will make a significant adverse impact on the openness of the green belt.

3589 21/1035/HOU: Two storey rear extension to provide increased kitchen/diner to ground floor whilst providing first floor master bedrooms boasting views to the rear of the site at New House, Sladd Lane, Wolverley,

Recommend Approval

- 3590 21/1039/HOU: Proposed refurbishment of an existing double garage/workshop into a 2-bedroom annex to be used solely by the existing dwelling as an annexed dwelling at Rose Cottage, Wolverhampton Road, Cookley,

Recommend Refusal. Inappropriate change of use in green belt and highway concerns over dangerous access onto busy A road.

- 3591 21/1078/HOU: Single storey potting shed behind existing garage at 18 Westhead Road, Cookley,

Recommend Approval

- 3592 21/1099/CR: Approval of details under Condition 8 (Landscape and Ecology Management Plan) at Drakelow Tunnels, Kingsford Lane, Wolverley,

Recommend Refusal. These works to the fence have already been completed so this is a retrospective application rather than approval of details under a condition. The original approval was for the fence to be replaced on the original location which is set back from the road and new planting to be put in to gap up the existing vegetation to form a screen. The applicant has erected the new fence closer to the road with no screening. (Please see picture attached). This has an adverse impact on the countryside in a very rural location.

- 3593 21/1109/HOU: Side extension to dormer window at Heybridge House, Lower Kingsford Lane, Wolverley,

Recommend Approval

- 3594 21/1113/HOU: Single storey rear extension at 39 Westhead Road, Cookley,

Recommend Approval

- 3595 21/1121/FUL: Replacement of the existing bay window and shop front with the new timber bay window and shop front with glazing at Cookley Post Office, 2 Bridge Road, Cookley.

Recommend Refusal. Not in keeping with street scene and heritage of village and opening too large.

- 3596 21/1125/HOU: Proposed ground level solar panel bank at Solcum House, Drakelow Lane, Wolverley.

Recommend Approval

Parish Matters for Update Only - no decisions required.

150. Clerks Report. (Clerk) Refusal of Certificate of Lawful Development (21/0941/CLP) Erection of fence, Wyre Mill Cottage, Wolverley, Approved (21/0909/HOU) Construction of outdoor riding arena, Birds Barn Cottage, Wolverley.

151. Update on Lengthsman. (RD/WS) Noted.

152. Update on Gateway, Kinver Lane, Caunsall. (WS) WS to clarify location requested and investigate options.

153. Update following meeting regarding Community Work within Cookley. (DJ) Zoom Meeting Scheduled 9th December.

154. New Issues / Items for Next Meeting. (All) Budget / Precept

155. Date of Next Meeting - to confirm the date of the next meeting which is scheduled for Tuesday 4th January 2021.

There being no further business the meeting closed at 8.45pm.