

WOLVERLEY & COOKLEY PARISH COUNCIL

Minutes of the Meeting of the Parish Council

Held at Wolverley Church Hall, Wolverley on Tuesday 6<sup>th</sup> February 2018 at 7.00pm

Present:

Mr R Drew (Chairman)

Mr T Botterill

Mr D Cox

Mr C Sherrey

Mr S Sherrey

Mr P J Smith

Mr W Southam

Mr J Wood

West Mercia Police: PCSO Nicki Merson

District Councillors: Councillor Ian Hardiman

County Councillor: Councillor Ian Hardiman

Community Led Housing Co-Ordinator Alexandra Powell

The Chairman welcomed Councillor John Wood to the Parish Council.

200. **Apologies**

Apologies were received from Councillors J Hart, M Hart, Mrs L Jones, Mrs C Lewis, D Jones and C Nicholls, also Inspector Jacob Wright.

201. **Declarations of Councillors Interests**

Register of Interests: Councillors are reminded of need to update their register of interests.

To declare any Disclosable Pecuniary Interests in items on the agenda and their nature. None Declared.

To declare any Other Disclosable Interests (Pecuniary or Non-Pecuniary) in items on the agenda and their nature. Councillor Botterill, agenda item 13 Signage Church Bank as lives in village.

202. **Inspector Jacob Wright, Wyre Forest Safer Neighbourhoods Team**

Apologies.

203. **Public Question Time**

The Chairman welcomed five members of the public and invited them to speak.

Mrs Pat Grove spoke about the Neighbourhood Plan commenting that many friends living in Wolverley were not aware of the plan and had no knowledge one was being considered. She feels strongly that Wolverley should be involved and disagrees with comments that the two villages are very different. She said the Housing Needs Survey referred to a Wolverley and Cookley Neighbourhood Plan. She said the Neighbourhood Plan is not just to do with the Lea Castle site, it is having a voice going forward about development in the Parish. She is concerned that if boundaries are altered at a later date this will cause a big delay. All neighbouring Council's have done a plan together and she feels Wolverley and Cookley should be on board from the start.

Councillor Drew advised that the plan was considered in depth and much research was undertaken and as many Cookley and Caunsall residents had shown interest it was sensible to start with Cookley. Councillor Smith agreed this was considered at length and will be a long project that needs public involvement.

Mrs Katrina Willetts also commented that she felt that everyone should be working together. There are concerns that if boundaries are changed or added at a later date this will delay the plan.

It was discussed that the monthly magazine *Wolverley and Cookley Matters* is an excellent forum to reach out to people in the Parish and keep them informed.

Mrs Parsonage spoke about the *Cookley Bus Service*, praising the current service as being friendly and efficient and seeking assurance that in the future when the service is reviewed this will be retained. County Councillor Ian Hardiman advised he is meeting with officers at County Hall to discuss bus services as a whole and will hopefully make an announcement in the next couple of weeks.

Mr Peter Biggs expressed concern over the road surface in *Gaymore Road* and *Kimberlee Avenue*, he also spoke on the land rear of *Eleanor Harrison Drive* that was refused planning permission but has still built stables etc, enforcement are involved but no action has yet been taken.

Mrs Katrina Willetts also queried why following the Local Plan consultation no-one has received a response following comments made to Wyre Forest District Council on the Local Plan. Councillor Hardiman will chase this.

204. **To consider the adoption of the minutes of the Council meeting held on 2<sup>nd</sup> January 2018 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.

205. **Alexandra Powell - Community Led Housing Co-Ordinator, WFDC**

The Chairman welcomed Alex Powell - Community led Housing Co-ordinator.

This is a new role for Wyre Forest District Council which started in the summer, funds have come in the form of grants, £190,000 to support communities made up of capital grants and smaller grants. The Government is trying to make it easier to do things.

Community led schemes are increasingly being recognised as a way to address local need, they are basically affordable housing led by local communities, getting the right type of houses to meet the communities needs.

The funds last for 2 years, the new minister is committed to it and there will be opportunity to apply for further grants.

Alex advised that it is timely to consider as embarking on a Neighbourhood Plan.

There are various models of Community Led Housing;

Self-Build and Custom Build

Community Land Trust

Self Help Housing - bringing empty properties back into use

Co-housing

Co-operative and tenant-controlled housing

A combination of different models

There is no community led housing at present in the district but Alex is starting to visit all Parish Councils. The Housing Needs Survey will identify the need - affordability can be an issue. You would be looking at less than 10 homes for a community led scheme. They do offer potential to re-use perhaps an old building that may be an eyesore.

A resource list to help Parish Councils get started has been developed with a 'First Steps' grant of up to £5,000 to enable you to carry out a feasibility study, outline project plan, basic architect drawings and an outline planning application (at no cost to the Parish Council). A scheme viability can be reviewed at an early stage with Wyre Forest District Council Planning, Housing and Development Control.

There is a need to set up a working group and this can be quite daunting and time consuming. The group typically need to identify housing need in the Parish, use grant to perhaps appoint an architect, get pre-application advice, develop a plan, produce a final scheme and then go forward for planning permission. It needs to be community led and not put forward by a Housing Company or developer.

Discussion was opened up and it was commented that the biggest problem is with identifying sites.

There is a small site available in Cookley but a contractor has secured and a planning application has been submitted. There are a couple of garage sites in Wolverley and also the former Sion Hill School site was mentioned.

It was agreed that any type of community led housing would want to make sure it remains for local people. This was previously an issue with the Affordable Housing Scheme in Wolverley.

After discussion it was agreed that once the results from the Housing Needs Survey have been received Alex will set up some initial meetings to try and take this forward.

### **Matters for Discussion / Decision;**

#### 206. **To receive Councillors Reports;**

##### **County / District Councillor reported;**

At Wyre Forest District Councils Planning Committee on 16<sup>th</sup> January, approval was given to proceed with its plans to develop the Green Street Depot. The site is in urgent need of repair and refurbishment. A £3million investment programme will see some inefficient and outdated offices demolished and two historic buildings refurbished and brought back into full time use.

The Council's customer contact team currently based at Kidderminster Town Hall, will be relocated to Green Street, creating a saving of £50,000 in the rent paid. Revenues and Benefits staff currently based at Wyre Forest House will also move here, freeing up office accommodation in Wyre Forest House which will be available for income generation. Also new build industrial units for rental will be built providing further opportunities for income generation. The work will hopefully be completed by the autumn of 2019.

There will be parking facilities for customers and the District Council will be working closely with bus companies to ensure that adequate bus stops are provided.

The VELO bike ride will no longer be considered by the Cabinet this week as CSM have said that there will be no race this September but they are now planning a Spring 2019 ride and have therefore at present withdrawn their request to WCC for a road closure order.

##### **Strategic Issues County Wide;**

As previously reported, our Children's Services continues to be a great worry for us as a result of our inadequate OFSTED and we currently have a commissioner appointed to assist with improving our social work practice and outcomes for children. We are now working with Essex County Council and Cabinet has now approved that they will go into an Alternative Delivery Model (ADM), structure and there is a project board set up to see how this will operate. This will either mean that Children's services will move into having a strategic partner running them, which could mean another County Council or it could mean that they are run by a wholly owned company of the County Council. The final decision will be taken by the relevant Government Minister and DFE.

The new Chief Executive is due to start in March. The County Council is about to appoint a number of senior appointments including the Director of Commercial and Change and the Chief Financial Officer. The Director of Adult Social Care is also due to leave and take up a role at UCAS and we are looking at options to recruit to that role. There are also two other Assistant Director / Head of Service posts vacant and we

are looking at these roles as well. It is fair to say that there has been quite a bit of turnover at senior level over the last 6 months but this is often the case when a Chief Executive leaves. The appointment of the new Chief Executive will soon be in a position to shape the team moving forward.

Full Council met on 18<sup>th</sup> January and considered the usual business, but there was one important decision taken which was to approve the Churchfields Master Plan scheme in Kidderminster, which would see a spur road off the ring road at the Horsefair through CMS and mean that traffic was one way only into the town as you travel in from the Stourbridge Road direction. This will unlock the former Tomkinson's Carpets site for 200 houses to be developed.

Questions:

Councillor Cox thanked Ian Hardiman for agreeing to update on the Cookley Bus Service and the road surfaces - Gaymore Road and Kimberlee Avenue. He advised that Cookley School have now appointed a deputy head.

Councillor Bill Southam advised that a footpath going through the Lea Castle site has had a gate closed and permissive way has been withdrawn this means now that public right of way is dangerous. Councillor Hardiman has received an email from Mr Jim Lea regarding this which he is looking into.

Councillor Drew questioned whether an out of hours phone number for highways has been obtained following recent problems with dangerous potholes in Wolverley. It has but cannot be shared, any problems report through Ian Hardiman.

207. **Police Report**

PCSO Merson reported on a better month.

There have been vehicle crimes around Wolverley, also a water tank stolen and garages again broken into Sebright Road and Castle Road.

PACT 10<sup>th</sup> March outside Queens Head, Wolverley.

Sunday 18<sup>th</sup> March - rural event, event to be confirmed.

Smart water - confirmed West Mercia can fund 200 kits at £10.68 per kit.

208. **To discuss progress with Neighbourhood Plan Steering Group.**

Councillor Wood reported,

£12, 810 fee from Kirkwells consultant can be reduced if work is carried out by team,

Attendance at first meeting free of charge,

£2,030 first stage payment,

They recommend Wolverley boundary is included in the initial outline plan,

Initial meeting with Kirkwells - 28<sup>th</sup> February 2018.

209. **Financial Matters:**

**Accounts for Payment - to agree the schedule of cheques to be signed.**

64	Mrs B J Drew (Salary January 18)	909.06
65	T & A Dale	389.54

(Lengthsman Fee January 18)

66	Mrs B J Drew (Stamps)	7.80
67	Parish Games Quiz (Entry Fee)	10.00

210. **General Data Protection regulations**

The law is changing with the new General Data Protection Regulations and all organisations must be compliant by 25<sup>th</sup> May 2018.

Clerks are unable to be appointed as a Data Protection Officer due to a conflict of interest over data processed. A company has written offering to provide a quotation to provide the required services.

The Chairman, David Jones is attending a Chairman's Meeting on 15<sup>th</sup> February where this is on the agenda.

It was agreed Clerk to re agenda and await feedback from this meeting as to what other Parish Councils are doing.

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

**PC No** **WFDC No/Details**

3318 WF/18/0004/Full: Demolition of existing garages to provide 4 new dwelling houses with associated landscape and parking at site off Elan Close, Cookley,

Recommend Approval

3319 WF/18/0009/Full: Amendment to planning permission 16/0642/Full to install barn doors instead of gates at field at back of Copes Lane, Sladd Lane, Wolverley,

Recommend Approval and re affirm only for agricultural use

3320 WF/18/0015/Full: Replacement chalet and associated works at Hobro Chalet, Hobro Lane, Wolverley,

Recommend Refusal - nothing in planning application that says it will remain as holiday let

3321 WF/18/0028/Full:  
WF/18/0030/List: Single storey rear extension at Horseley Hill Farm, Horseley Hill, Wolverley,

Recommend Approval

3322 WF/18/3002/DEM: Proposed demolition of Sion Hill Middle School, Sion Hill.

Info Only

212. **To discuss Lease - Wolverley Memorial Hall.**

Clerk gave update - original deeds are still being pursued.

213. **To discuss consultation paper on proposed changes to scheme of fees and charges for local elections.**

Re agenda for next month.

214. **To discuss request received for signage Church Bank, Wolverley.**  
Clerk had previously forwarded e mail requesting a sign positioned at both ends of Church Bank recognising it as a through road into Wolverley Village.
- Councillors unanimously agreed they could not support this request as this could lead to significant increased additional traffic along this narrow stretch which is already at times dangerous to pedestrians. (This is a major route used by children to walk to and from Wolverley High School) Concerns have also previously been raised about the excessive speed of many vehicles using this route, again increasing danger.
215. **To discuss Defibrillators'**  
Re - agenda (Councillors Mrs L Jones).
216. **To discuss possibility of a Grit Bin by The Anchor Pub, Caunsall.**  
Withdrawn.
217. **To agree next article for Wolverley & Cookley Matters.**  
Councillor D Cox agreed to draft an article and get to Clerk by 10<sup>th</sup> February.
218. **To enlist more Team Members - Parish Games Quiz.**  
Three more members are required to join Councillors David Jones, Lisa Jones and Robin Drew at the quiz on Wednesday 14<sup>th</sup> March, 7.00pm, Kidderminster Town Hall.

**Parish Matters for Update Only - no decisions required**

219. Clerks Report (Clerk). Housing Needs Survey, Clerks & Councils Direct, Greener Living Fair, Pollinators Conference.
220. Update on Lengthsman Scheme. Schedule of Hours Remaining provided by Clerk.
221. New Issues / Items for Next Meeting. Discussion on Parish review, Neighbourhood Plan, Transparency code, Employer responsibilities,
222. Dates for Meetings:  
Parish Chairman Meeting, Thursday 15<sup>th</sup> February 2018, 6.30pm.  
County Council Parish and Town Council Conference, Tuesday 6<sup>th</sup> March 2018, 6.00pm.  
Wyre Forest Area CALC Meeting, Thursday 15<sup>th</sup> March 2018.
223. Date of Next Meeting - to confirm the date of the next meeting which is scheduled for Tuesday 6<sup>th</sup> March 2018, 7.00pm.

There being no further business the meeting closed at 8.45pm