

KIDDERMINSTER FOREIGN PARISH COUNCIL
Minutes of the Meeting of the Parish Council
held on Monday 19th December 2016 at 7.30pm at Trimpley Village Hall

<u>Present</u> Councillor Mrs. L. Green	Councillor Mr. C Grainger
Councillor Mr. J. Gammond	Councillor Mr. B. Phillips
Councillor Mr. G. Yarranton	Councillor Mr. R. Jennings
Councillor Mrs C. Gammond	Mrs E Whitehouse (Clerk)

1 Member of the public was present

1. **a) Police Report & b) Public Forum**

Park Attwood main building was broken into, machinery taken and lead taken off the roof. Nothing for the public forum.

2. **Apologies for Absence** – Dist Cllr Becky Vale - Apologies received and approved

3. **DECLARATIONS OF INTEREST:** Cllr. J. Gammond and Cllr. Mrs. C. Gammond declared an interest in being a member of the Village Hall committee. Cllr Grainger declared an interest in any items relating to Riddings Brook and also an interest in the Area Green Belt Review. Cllr. B. Phillips advised a pecuniary interest in respect of the churchyard Grant.

4. **Approval of the Minutes** The minutes of the Meeting of the Annual Parish Council Meeting held on 21st November 2016 were approved and signed with amendments to the page numbering.

5. **District and County Councillor Reports inc. progress reports on other matters**
Items reported for attention by District or County Council by Cllr. Yarranton and other items of matters arising.

- **Severn Trent Water Chamber surround – Jacobs Ladder bank** – had been reported by Cllr Yarranton and County Council will inspect.
- **Fungus growing on tree – Hoarstone Lane** – fungus had gone.
- **Village Sign** – Cllr. Yarranton will find funding to replace damaged sign, as it would appear that the County Council were unwilling to replace. It was noted that the sign was plastic – not metal – and so could not easily be bent back into shape. It was decided that it could not be moved further away from the hedge.
- **Parking in towns** - free parking over the Christmas period discussed. It was noted that there appeared to be an excess in takings from parking fees/fines, and as such it would appear that the public were paying dearly in our local towns.
- **Items discussed re Bewdley Town financial affairs.**
- **Roadsweeper** – Cllr. Yarranton had arranged to the roadsweeper to go along the highways of the parish. However, Cllr. Grainger asked that specific attention be given to the top of Crundalls Lane.
- **Roadside Tree – near to Trimpley House** – has been felled

6. **PLANNING AND DEVELOPMENT CONTROL:**

a) **Previous planning applications**

16/0325 – Park Attwood Clinic – Conversion of Clinic to 6 x 2 Bedroom and 1 x 3 Bedroom apartment, extension to existing staff house, erection of 4 new dwellings and erection of Garage Block

Revised plans were presented – see below.

16/0621 Construction of a Polymer Dosing Kiosk on existing operational land to house a new polymer dosing system, associated control panel equipment together with a chemical storage area, at SEVERN TRENT WATER LTD, TRIMPLEY WATER TREATMENT WORKS, EYMORE FARM, TRIMPLEY, BEWDLEY, DY121PJ.

Approved.

16/3055/PNH Single storey rear extension at FAIR VIEW, SANDY LANE, KIDDERMINSTER, DY115QZ.

Awaiting Decision Replaced by 16/0692 – full application - see below.

16/0659 Replacement telecommunications mast at GREY GREEN FARM, CRUNDALLS LANE, BEWDLEY, DY121NF.

Awaiting Decision

16/3058/PNRES – Conversion of Barn to Dwelling– Change of use from Agric. Building – Honey Brook Farm

Awaiting Decision

16/3059/PNRES – Conversion of Poultry Shed to Dwelling – Hollies Lane

Awaiting Decision

Clerk was unaware if she would receive notification of *decisions* on the PNR applications - Clerk to ask Planning department about this.

Clerk was also instructed to write to CALC and NALC about how the GPDO has allowed development in the countryside using buildings of very little architectural or historical merit. Clerk to send copies of the correspondence to both John Baggott at Wyre Forest District and Mark Garnier MP.

b) New Planning Applications

16/0684 – Alterations and Extensions at Red Ridge, Sandy Lane, Kidderminster

Comment: *No objections and recommend approval.*

16/0692 – Proposed side Extension and Proposed Dormer/Gable feature to front elevation at Fair View, Sandy Lane, Kidderminster

Comment: *No objections and recommend approval.*

16/3062(PNH) – Single Storey Rear extension at Cottage of Content, Hill Farm, Northwood Lane, Bewdley

Comment: *“Provided it meets with the requirements of the GPDO then we would offer no objection.”*

16/0723/CER Certificate of Lawfulness: Use of agricultural building as domestic dwelling in excess of 4 years OAK MEADOW FARM HONEYBROOK LANE KIDDERMINSTER DY115QS

Comment:

“You will find attached to this e-mail a planning history in respect of this site, and this building, which was erected against the unanimous advice of the parish council - when we warned that this had far more intent on becoming a new dwelling in the green belt than any form of "calf pen" or any other agricultural, horticultural or any other business - the whole structure having a domestic appearance (the architect himself acknowledges this) - and indeed the area of the site would not lend itself to becoming a financially viable agricultural unit.

You know, yourselves, when you visited the site recently that there appeared to be no sign of regular occupancy (see your e-mail of 14th November 2016). The photographs provided by the applicant do not lend themselves to show occupancy as a permanent dwelling, (no bath in the "bathroom"), only a garden chair in the "restroom", and no sign of a bed. We definitely have no knowledge of this building being used as a dwelling, and indeed, part of the roof is missing following a fire there. The hand tools shown are only indicative of those needed for the "hobby" of Christmas Tree growing - not of a residency. You also have no indication from both the electoral roll, or the district council tax records that there has been any occupancy of the building - and if there has - surely it is an offence not to register in these respects. In respect of the "application Statement" submitted as part of the documents relating to this, it states that the building is being used as a dwelling, and indeed that it has been since 1992. Has there realistically been occupancy without a bath or shower in the property over the past 25 years? We refute that there has been permanent occupancy of this site, and indeed, as you yourselves witnessed when visiting the site, (where you were witness to the contrary) it most certainly did not appear to be occupied. Also the appeal allowed in December 1991 gave a condition that no part of the building should be used for residential purposes and architects statement confirms this.

(This permitted the retention of the building at that time subject to it being restricted to agricultural purposes and that no part shall be used for residential purposes). (See Planning History 3 attached pdf)

In light of the very chequered history, where the parish has warned over more than 2 decades where this was leading, we still maintain that this is just a ruse to circumvent green belt regulations and create a new residence in the green belt, and should be countered very strongly by the District Council legal and enforcement department. Otherwise, it makes a mockery of the whole local plan and green belt designation. Also we believe that the property may have changed hands since the claimed usage "since 1992" - so it would appear that any evidence from the existing applicant cannot be directly supported, first hand.

We await the views and decision of the planning and legal department in respect of this application to see if any weight is now to be given to the views of our council - which appears to have had little effect over the past couple of decades.”

16/0325 (Revised Plans) – Park Attwood Clinic – Conversion of Clinic to 6 x 2 Bedroom and 1 x 3 Bedroom apartment, extension to existing staff house, erection of 4 new dwellings and erection of Garage Block

Comment:”

1. *Looking at the 2nd floor of the main house, the original plan showed this to be converted into just one flat. The new plans do not show the 2nd floor of the main house conversion. What has happened to this?*

2. *The revised plans do not show unit 1 (converted staff house) and new units 4 & 5. Where are these, and are they unchanged?*
3. *106 monies – no mention has been made of these since the original application. Is there going to be a 106 agreement, and where are these monies to be spent? My members are not happy that such monies will not be spent in the parish for the benefit of local people.*
4. *Septic Tank. Since we drew attention to the fact that the applicant had included land not in their ownership at the entrance to the driveway, where the septic tank of Home Lodge is sited, what arrangements have been made to overcome this problem?*

The Parish Council are not prepared to offer further comment until these issues are resolved.”

c) Compliance Issues /Appeals

- i) **Easter Cottage** - No more progress than had previously been reported.
- ii) **Crundalls Cottage** – No more progress than had previously been reported.
- iii) **Trimpley Green Farm** - No further information.
- iv) **Oak Meadow Farm** – See application above.
- v) **Sandy Lane – Barn conversion** – no further information.

7. Progress Reports / Correspondence, and other Outstanding Items

a) Smartwater Provision within the Parish and Crime Prevention

An adequate supply of large, and smaller A4 signs had arrived with the clerk and she had handed these over to Cllr Phillips for distribution and erection.

Clerk had received no direct response about her request for assistance with funding from from the Localism Fund from Linda Collis. Clerk was asked to follow this up and also request that Dist. Cllr. Becky Vale assists with this matter.

b) VA Sign – had been returned and repaired, and invoice was presented. Cllr.

Phillips advised that the two batteries (which had not been used for several months) required replacement. The batteries became obsolete if not used. Clerk had obtained a quote of £80 each + VAT (inc. delivery) for two new batteries. The matter was discussed, and Cllr. J Gammond advised that he thought the cost was excessive. However, on a majority vote of 4, it was agreed that the Clerk should order two new batteries from Westcotec. It was also agreed that the lengthsman should be tasked with changing the batteries every 6 weeks or so, so that there would always be a charged battery ready.

8. Lengthsman –

Two worksheet/invoices were presented and approved for 55 hours work.

Cllr. J. Gammond was requested to check what preservative was to be used on the new noticeboards, so that the lengthsman could give them a coat during coming months.

9. Financial Reports .

a) Cheques signed :

Clerk's PAYE - £61.60

Lengthsman's work - £550 (cheques for £260 and £290)

Westcotec – Repair of VA Sign £484.80

b) Precept setting

Clerk presented each councillor with a copy letter from the District Council asking for the Council to set their precept by 5th February 2017, and also giving details of various scenarios and the effect this would have on parishioners Council Tax as regards the Parish Rate. Clerk had already given each councillor at the November meeting a budget setting table to enable them to try to predict their own budget thoughts for 2017/18. Clerk to set as an agenda item for the January meeting.

c) Clerk's Salary – as requested, clerk presented details of her current salary on Spinal Column Point 23. *(Clerk left the room)*. In her absence, it was unanimously agreed to increase the salary to SCP 25 with effect from 1st January 2017. Clerk rejoined the meeting, and was asked to implement this increase. Clerk thanked Councillors for their revision of her salary.

10. Correspondence

Telephone Kiosks : Clerk had advised that the Parish Council did not wish to take responsibility for either of the Kiosks. However, she had suggested that the SVR may wish to look at taking over the one in Northwood Lane, which was the traditional red type, and Wyre Forest were going to investigate this.

Dementia Friends Sessions – in line with recent national and local policy, Kidderminster has recently been officially recognised as working towards being dementia friendly. The District Council wishes to roll out this initiative across the district, and is offering a

Dementia Friends Awareness session to local organisations. Clerk to obtain further information, and put a little in the newsletter about this.

Worcestershire Minerals Local Plan – Third Stage – Consultation on mineral extraction in Worcestershire is taking place between 14th December and 8th March. There would be a local exhibition at Kidderminster Library on Tuesday 7th February 2.30p.m. – 8p.m. Clerk was asked to gather any information in connection with this parish.

11. **Road Accidents**

None recorded.

12. **Other Matters**

Wassell Wood (Woodland Trust) are organising a new management plan, where they would be replacing some stands of trees, and trying to get extra re-generation of oaks to open the canopy. Clerk to mention in the newsletter that there will be some planned felling in the near future, and within next 5 years this will be on-going.

13. **Date of Next Meeting** – confirmed as 16th January at 7.30p.m.

The meeting closed at 9.35pm.

Cllr. C. Gammond offered apologies for the January meeting.

Chairman : _____