

ELDERSFIELD PARISH COUNCIL

**Minutes of the Meeting of Eldersfield Parish Council held on
Thursday 12th January 2012 at Eldersfield Lawn School, commencing at 7.30 p.m.**

Present: H.S. Davis (Chairman), C.H. Jeffes, R.S. Manwaring MBE,
B.N. Parsons, Mrs C Powell-Chandler, D.J. Tombs,
C J Whitehead, and O D Williams

In Attendance: District Councillor Bronwen Behan

**Members of the
Public:** 2

1. Apologies for absence

Apologies: Cllr R Willder

2. Members' interests

None

3. Adoption of the Minutes of the previous meeting

The Minutes of the meeting held on Thursday 10th November 2011 were accepted as a true record of that meeting and were signed as such by the Chairman of the meeting.

4. Matters arising

None

5. Reports from District and County Councillors

Bronwen Behan informed the meeting that it had been decided that the County should find land for settlement by travellers. Although some sites had been identified as possible candidates, none was within the Parish.

6. Public Comment

None

11. Planning matters

SECTION A

SUMMARY OF PLANNING DECISIONS SINCE LAST MEETING

- 11/00228/FUL** Change of use to Lorry Park (Retrospective)
- Link End Timber, Link End Road, Corse Lawn, Worcestershire, GL19 4NN
 - R Denniss

Council's Comments

Access to the site is via a narrow meandering country lane (Link End Lane) for approximately half a mile having left the B4211 opposite the parish school.

Our concerns are concentrated on this stretch of lane as follows:

1. The junction with the B4211

Mornings, afternoon and evenings (when a school event is being held) see up to twenty parents park on the both sides of the Link End and walk across the road to the school with their respective children.

Whilst traffic calming has been introduced 'near misses' are reported quite frequently and confirm that this remains a potentially dangerous stretch of road.

Once in Link End Lane vehicles are confronted by activity from the home for vulnerable young adults and children. Large lorries meandering through this congestion are a recipe for disaster

2 Site entrance into Link End Road

The approach lane is barely wide enough for a lorry, with no bell mouth scope to improve entry into Link End Lane, consequently any lorry leaving the site has to cross the centre of the Link End Lane and cuts the verge on the opposite side of the lane

Not only is this stretch of the lane very narrow, erosion of the land edge and ditch maintenance have resulted in extremely narrow verge for 100 yards at least.

This stretch of the Link End Lane is used by walkers, pony riders and large agricultural machinery; the additional activity from the horses would again make this a potentially dangerous stretch of road.

3. Proximity of roadside Cottages to highway

Whilst accepting that lorries currently proceed with care, there is inevitably noise from such large lorries. This has been measured and evidence is available confirming that noise levels are unacceptable

Currently lorry activity starts early morning (often 4.00 am) and continues for several hours. We would not support any operating hours restriction as concerns raised above would only be escalated

Based on the points listed we cannot support this application and must oppose it.

However the site is well secluded and quite remote from any dwelling, offering opportunity to optimise this site potential with a more appropriate venture.

Appeal rejected

11/01186/HOU

Conversion of redundant workshop and store to provide ancillary accommodation will enhance the existing property and at the same time enable both ageing and younger members of the family to reside in the village. We are pleased to support the details of this application and the opportunities it offers.

- Hazeldine, Corse Lawn, Malvern, Gloucestershire GL19 4ND
- P & K Ireland & Challoner

Council's Comments

Our input normally revolves around the impact specifically on the immediate locality and in more general terms on the parish. In this case whilst we had no issue with the impact but noted that this extension request was on a rebuilt cottage that is already considerably larger than the original roadside dwelling, a judgement we were comfortable to leave to the discretion of the planning officer. This amendment seems to allay those concerns and again we are comfortable to abide by and support the officers judgement

Approval (Full) Planning Householder

11/01463/HOU

First floor and single storey extensions and alterations

- Brindle Cottage, Lime Street, Eldersfield, Gloucestershire GL19 4NX
- Mr & Mrs B Russell

Council's Comments

The proposed addition and alterations are confined to the side and rear of the newly built property. Impact on neighbouring properties is minimal. We have no objection to the application.

Approval (Full) Planning Householder

SECTION B

SUMMARY OF PLANNING APPLICATIONS AWAITING DECISION

- 11/000029/CM:** Variation of Condition 18 to “The annual throughput of material through the site shall be limited to a maximum of 9,000 tonnes per annum and records shall be kept for the inspection by the County Planning Authority on request of the amount of throughput of material for the duration of the operations on site” and removal of Condition 19 “The compost shall only be applied to land on the applicant’s ownership of Planning Permission 407703
- Pendock Environmental, Pendock, GL19 4PR
 - Pendock Environmental

Council’s Comments

I write with respect to the two planning applications upon which you have recently consulted us.

My council has considered these two planning applications very carefully and I am instructed to pass to you the following comments.

Attendance at the last two meetings of my Council has by historical standards very been large and the key matter of interest has been the above planning application. There is no doubt that all members of the public had very strong, and adverse, feelings on the matter.

Complaints about the existing composting unit were legion and we understand that many of these complaints have been put directly to you or to other officers of your council.

Smell

The one clear stark unassailable fact about the existing plant is that it stinks. We know of no measure by which the strength or degree of unpleasantness of the smell can be measured but we do know that it is sufficiently obnoxious for our two most recent council meetings to have had the highest public attendance we have seen for many years, of people who were clearly beside themselves with the misery imposed upon them by the operation of this plant.

If you were to permit an increase in throughput, then we understand that the process is such that the smell would be even greater and we believe that these are sufficient grounds for you to refuse permission.

Limited Operating Experience

We wish also to bring to your attention that the plant commenced operations only in late 2010 and that the operator of the process has therefore had less than one full year’s experience of managing the plant. Because not a full year has passed, it is possible that there are sorts of compost which are even more intractable than those which have already passed through the plant.

The problems caused by the plant are acknowledged by the operator. He has experimented with various factors in the production process in an attempt to identify the cause of the smell and reduce or even eliminate it; unfortunately, all of these attempts have failed. It may be that

the operator will one day be able to improve the performance of the plant to the extent that it is no longer the object of complaint by local residents, but to do this he manifestly requires more time.

Developing Technology

We understand that the production process for which this plant has been designed and constructed is under review at European level and that the UK government intends to conduct a review in September. Industrial composting is a developing science. The current process has a number of recognised disadvantages and other more environmentally sensitive processes – such as in vessel composting – might be recommended for national adoption.

We believe that the reasons cited above constitute strong grounds for you to refuse the application for a variation of the terms of the planning consent.

Pending

- 11/000030/CM** Replacement of a temporary mobile office with permanent building
- Pendock Environmental, Pendock, GL19 4PR
 - Pendock Environmental

Council's Comments

With respect to the application for permission to construct a permanent building, we believe that your decision should follow your decision in relation to the variation of planning conditions, i.e. if you grant the change in terms of planning consent, we would have no objection to this application being granted but if you were to refuse to vary the conditions we believe that the building should remain temporary.

Pending

- 11/01711/HOU** Single storey garden room extension
- Ploughs End, Corse Lawn, Worcestershire, GL19 4LZ
 - Mr T Gray

Council's Comments

Under consideration

Pending

- 12/00005/FUL** Removal of two timber stable buildings, extensions to existing steel framed storage building and construction of an all weather manège
- Harp Cottage, Drinkers' End, Corse Lawn, Worcestershire, GL19 4NE
 - Mr & Mrs G Haynes

Council's Comments

7.a Log pile: whilst it was the case that various permissions were required for the creation of the pile, it was not disputed that all necessary permissions had been received. The matter was therefore closed.

7.b Lighting at Moors Farm: The Chairman said that he had become aware that the lighting was as a result of a refurbishment of the establishment and that there was no indication that outdoor lighting was a breach of planning conditions. He confirmed for the benefit of the public that the Council was not against progress or development where it was in accordance with the law.

8. Composting Unit

The Chairman had attended the planned meeting of those immediately concerned and Worcestershire County Council. Because the time of the meeting had been changed at short notice, the County Councillor was unable to be present. The Chairman informed Councillors that although the objectors had conducted a survey they had not done so in accordance with norms set by WCC which was therefore unable to accept the results and b) although the current site was not optimal, the role of the Planning Officer was to consider advice he had received from competent authorities, none of which recommended refusal.

The Chairman added that the processes were still under development and that it was possible that improvements could be made as a result of experience.

9. Diamond Jubilee

The Chairman reported that there was a clear momentum growing, indicative of enthusiasm for marking the occasion. He expected that it might be appropriate for some financial contribution from the Council, but in his view it was unlikely to be large.

10. Community Fund Grant

The Clerk reported that the Chairman of the Community had advised him that the Fund was addressing certain treasury issues and expected to be able to make the promised grant within the following few days.

11. Finance Committee

Councillor Manwaring reported that the Finance Committee formed at the last Council meeting had not yet met. Members had, however, given thought to the methodology for addressing the issues which they expected would arise.

12. Authorisation of Disbursements

It was **RESOLVED** that the following disbursements be made:

£ 208.16	J L Gabbott
£ 50.94	HMRC
£ 74.00	H S Davis, to replace cheque issued in error to Corse Lawn House Hotel

£ 16.04' WCC: Hall, Diamond Day meeting 14 Nov
£ 32.08 WCC, Hall, Council meetings Jan and Mar 2012
£ 3.00 WCC: short payment of cheque 480
(last 3 cheques being £51.12)

13. Cash Deposit

The Clerk reported that he had been approached by a large bank with the proposal that the Council place surplus funds on deposit. It was his view that given the relatively small scale of such funds and the time and trouble, reflected in cost, of operating such an account and the currently low interest rate it would not in his view be advantageous for the Council's to accept the proposal.

The Council agreed and the matter was closed.

14. Financial Estimates 2011-12 and Budget 2012-13

The financial statement circulated by the Clerk prior to the November meeting was considered. After discussion it was **RESOLVED that the budget as proposed therein be accepted and that the precept for the year 2012-13 be £4,000.** (A copy of the approved budget is attached at the appendix.)

15. Future Meetings

It was noted that, in accordance with item 19 of the meeting of 11th November 2011, future meetings of the Council would take place at Eldersfield Lawn School at 7.30 pm on the following Thursdays in 2012:

8th March, 10th May, 12th July, 13th September, 8th November

16. Correspondence

The following correspondence was noted:

Sent:

- Charity for Recreation and Allotments (14th November; no reply received)

Received:

- WCC: Budget Consultation Briefing (County Hall, 18 Jan, at 6.30 pm)
- WCC: Waste Core Strategy Development Plan
- National Grid: warning of testing 22 December
- MHDC: request for notification of Precept

17. Other business

- A break in had been reported locally.
- The Clerk would contact the Police to enquire about their intentions for future attendance.
- The Council noted that it had received a letter from National Grid giving short notice of venting and instructed the Clerk to bring the matter to the attention of TBC.

There being no other business, the meeting closed at 8.40 p.m.

FINANCIAL REPORT AND BUDGET

	2010-11	CURRENT YEAR 2011-12			2012-13
	Actual	Budget	Actual		Budget
			Yr to 30.9	Forecast	<i>approved</i>
INCOME					
Precept	3,300	6,000	3,000	6,000	4,000
VAT repayment		65			
Interest, gross					
Hire of table, chairs, china	43	50		35	50
PAYE Tax incentive	250				
Transfer from reserves	-	-			-
TOTAL	3,593	6,115	3,000	6,035	4,050
EXPENDITURE					
Clerk: salary, expenses	1,566	1,800	940	1,900	1,900
Insurance	445	550	541	541	550
CALC	175	250	245	245	250
Audit	59	75	60	60	75
Grant: Churchyard	250	500		500	600
Grant: Recreation	260	250			
Grant: CLWG	117	80	90	90	100
Grant: Eldersfield CC	100				
Misc: WCC: school hire	82	100	61	39	100
Training		75		75	75
Contingency		200		200	200
Supported projects		1,000		1,000	1,000
Other		75		75	
Transfer to reserves	-	-			
TOTAL	3,054	4,955	1,937	4,725	4,850
Net movement:	539	1,160	1,063	1,310	- 800

CASH BALANCE B/F	4,605	2,811	5,144	5,144	6,454
Add TOTAL INCOME	3,593	6,115	3,000	6,035	4,050
Less TOTAL EXPENDITURE	- 3,054	- 4,955	- 1,937	- 4,725	- 4,850
CASH BALANCE C/F	5,144	3,971	6,207	6,454	5,654