

HANLEY CASTLE PARISH COUNCIL

Minutes of the meeting of the Parish Council held on Thursday, 17th November 2011 at 7.00pm in Hanley Swan Village Hall.

Present: Councillors: Sue Roberts (Chairman) Sue Adeney Tony Atkinson
Jackie Bass Alex Grimwade Wendy Roberts-Powell John Taverner

In Attendance: DCllr M Morgan Mike Andrews (PPW) Mrs Susan Hughes (Clerk)

157/11 Apologies: Cllr Harcombe (apologies accepted),

158/11 Declarations of Interest: a) Declarations of Interest (Personal & Prejudicial): Cllr Sue Adeney declared a personal interest in Min 163 below as Leader of the Local Youth Club; Cllr Tony Atkinson declared a personal interest in Min 163 below as PC Trustee of the Village Hall; Cllr Jackie Bass declared a personal interest in Min 163 below having given minor assistance to the Arts Project. Cllr Alex Grimwade declared a personal interest in Min 162e) below as a near neighbour to the site and Min 162c) as a friend of the applicant **and b) any Changes to be Notified to the Register of Interests and Gifts & Hospitality:** There were none.

Closure of the meeting to allow the public present to speak on any matters relating to Hanley Castle Parish. There were no topics raised.

159/11 Report of the Local Police Officers

The Local Police were not present at the meeting. Members expressed concerns that in addition to some 'silly pranks' – litterbin in a tree, metal post in a litterbin, there had been numerous petty thefts within the area, the theft of 25 ewes, £4k of power equipment and copper wiring. Members agreed to ask for a police presence at the next meeting.

160/11 Minutes

The Minutes of the Meeting of the Parish Council held on 20th October 2011 having been previously circulated were **approved** and signed by the Chairman as a correct record.

161/11 Matters Arising & Progress Reports not Listed Elsewhere on the Agenda

There were none

162/11 Planning: a) *To Confirm the Actions of the Clerk in consultation with at least two members of the Parish Council in submitting the following responses:*

11/01267/FUL Proposed replacement bungalow
Avenue Riding Centre, Hanley Road

Members raised no objections to this application

11/01321/HOU Proposed garage.
New dwelling adj Cross Hands Cottage,

Members raised no objections to this application

b) *To consider planning applications referred by MHDC for comment:*

11/01496/FUL Four bedroomed detached dwelling
Land adj 34 Winnington Gardens, Hanley Swan

Members welcomed the fact that this building was to be on the original detailed site and requested a planning condition to ensure that both side windows were fitted with obscure glass to prevent overlooking of neighbours.

11/01400/FUL Change of use from archive store to holiday let
The Balconies, Hanley Swan

Members noted the change of use application for this new and as yet, uncompleted building originally conditioned for ancillary use to the main house.

If the LPA was minded to grant permission, members strongly request that this building remained 'tied' to the existing house.

c) *To Consider under the Scheme of Delegation any Planning Applications received between publication of the agenda and the Meeting:*

11/01510/HOU Proposed two-storey extension to existing dwelling
and new porch Jubilee Cottage, Hanley Swan

Members raised no objections to this application

d) *Details of Decision Notices Received*

11/01048/HOU Replacement of existing conservatory with single
storey side extension; replacement front porch;
demolition of outbuildings and erection of single
storey garage and ancillary accommodation; new
vehicular access. Spring Cottage, Welland Road
Granted 1st November 2011

11/01244/FUL Detached Bungalow
Jessamine Cottage, Worcester Road, Hanley Swan
Refused 14th November 2011

e) *To Receive Notice of Planning Appeals from MHDC*

MH10/00116/Ful Demolition and remedial works. Construction of 8
no two bedroomed, 6 no three bedroomed, 10 no
four bedroomed houses, with ancilliary hub building,
village green, car parking and food waste
production area.
Waste Incineration Unit, Hangmans Lane
Amendment Refused 1st April 2011

Notice of Appeal Received

Members noted that an Appeal had been lodged in respect of the above named planning application. Following discussions, it was **agreed** to submit a copy of the Parish Councils' statement read at the appropriate meeting of the Southern Area Development Cttee to the Planning Inspector.

f) *Possible Enforcement Concerns: Property in Haylers End:* The clerk to seek a response from MHDC.

- g) *MHDC Annual District (and Parish Councillor) Training Programme 2011-12:* Members noted the pre-circulated details from MHDC, change of date for the Building Control session and **agreed** to review the document at each meeting.

Action: The clerk to detail on each agenda

- h) *Affordable Housing Update:* Cllr Atkinson advised that all rented properties were now occupied by persons with a firm local connection. All properties for shared ownership had been completed and it was most likely that 4 would be occupied shortly but that other possible purchasers were still experiencing difficulties in obtaining appropriate finance.

Following discussions, members agreed to write to the local MP to highlight the local and economic concerns when persons were not able to obtain mortgages for these homes and to seek national Government help for all.

Action: The clerk to write to Harriett Baldwin MP

- i) *South Worcestershire Development Plan Preferred Options:* Following considerable discussions members agreed to comment on:

- 1) required sympathetic development of the **local** infrastructure prior to development of the housing and employment land;
- 2) ensure that the local infrastructure relating to Blackmore Park Industrial Estate (footways, cycleways and correct junction layout onto Blackmore Park Road) is completed as per original application before any extension of this site;
- 3) noted and supported the comments relating to the Three Counties Showground (SWDP 16. 3) and welcomed the proposed extension of public/sustainable transport/access facilities. These should be developed in conjunction with ii) above and **will greatly reduce the impact of vehicles on the local communities** at the time of the main events;
- 4) the proposed number of houses for Yew Tree Farm is excessive for the current local infrastructure (sewers/schools etc) and site;
- 5) noted SWDP 23.5 and the fact that the current on-going build for 11 houses on site will be included in the final proposed 20 homes. The access road, sewers (lack of fall) will not support any great extension.

Members deeply regretted that there was no timescale for developments included within this document – a total of 40 new homes (including other windfall/infilling) spaced over 20 years is obviously acceptable in a small village, the proposed development over a two-year period would swamp the local character.

- j) *MHDC Planning Decision on 12 month Caravan Occupation:* The clerk advised members that the Northern Area Planning Cttee had recently refused an application for the 12-month occupancy of caravans as it was not possible to ensure that the caravans did not become permanent residences. Members agreed to monitor the position should the application be the subject of a Planning Appeal.

163/11 Section 106 Funding

- a) *Update:* The chairman invited Cllr Jackie Bass to update all on progress to-date. Jackie reported on the agreement of the meeting the previous week that the funding should be allocated as follows:

Arts Project	£800
Cricket Club	£4,500
Play Area/Youth Project	£18k
Village Hall	£2k (full amount required)

It was further agreed that the projects should be submitted in two phases to MHDC for consideration.

Action: Jackie Bass to submit an initial application form to MHDC on behalf of the Parish Council

b) *To Consider a Split of Funds between the Youth Club & Parish Council:* It was proposed, seconded and **agreed** that the money be split equally with £9k to each project.

c) *Ownership & Insurance for the Youth Project:* Cllr Sue Adeney advised that the equipment requested had been designed & made for purpose. Following considerable discussions it was proposed by John Taverner, seconded by Alex Grimwade and **agreed** that the Parish Council would accept ownership of the completed project and subsequent insurance cover and future maintenance.

It was further **agreed** that the Youth Club would retain their own public liability insurance and make an annual (undefined) contribution towards the costs of the Parish Council in maintaining the area.

Action: The clerk to continue to investigate insurance costs

d) *To Set Up a Working Group to Maintain the 'Energy' of the Project:* Members **agreed** to appoint a Working Group to ensure the satisfactory conclusion of the Section 106 Funding application. The Working Group to consist of representatives from each project plus Cllrs Bass, Roberts-Powell & Taverner.

e) *Parishioner Concerns Over The Community Arts Project:* The chairman advised that various parishioners had expressed verbal concerns over the final, as yet unknown siting for the arts sculpture with particular reference to the protection of the Village Green and pond area. Members were generally of the opinion that they would not support any structure in either area. It was noted that there would be a parochial consultation by the Arts Group on the final designs.

With the agreement of members the order of the agenda was changed at this point.

164/11 Report of the:

a) Parish Paths Officer: Mike Andrews advised that:
various stiles and fingerposts in the area near to the Catholic Church would be replaced/repared within the financial year;
the hedge adjacent to Maisey Cottage had been cut back and the path width was adequate;
work would be undertaken to repair damage on a stile in Picken End;
concerns about lack of access for dogs adjacent to a stile near to The Balconies had been investigated; a gap in the adjacent wire-netting fence was considered adequate as a 'doggy gate'.

The chairman thanked Mike for his report and all of the work undertaken by himself and the WCC warden within the parish.

b) Pond Wardens: The wardens had tendered their apologies for the meeting.

165/11 Vehicular Access Track, Ewe & Lamb Green

The chairman advised that a local resident had expressed concerns following the re-instatement/repairs to a main drive at very short notice by a second resident. The concerns centred on the financial responsibility for both repairs and possible damage to the registered common. The chairman had spoken to the residents who had undertaken the work and it was noted that there had been little notice to neighbours as

the use of suitable machinery had been made available locally for a very limited period. They had apologised for not informing then Parish Council before work commenced.

Following discussions, the chairman agreed to investigate further any easements and maintenance requirements relating to The Green as registered common land.

166/11 Highway Matters

a) *Road Sweeper: Gilberts End:* Members advised that Gilberts End had not been swept recently and requested a copy of the annual schedule from MHDC.

Action: The clerk to contact MHDC once again

b) *Traffic Speeds in Hanley Castle:* The matter was still with WCC. Members requested information on the speed of traffic near to the junction of the B4211 with Church End.

Action: The clerk to contact Worcestershire Highways

c) *Milestone Plate & Stone:* Sue Adeney agreed to obtain a written quotation from stonemasons as a matter of urgency.

The Milestone Society had requested the completion and return of relevant planning applications.

**Action: Sue Adeney to obtain a written quotation from stonemasons
The clerk to complete and return the planning applications**

167/11 District Councillors' Reports

Cllr Mike Morgan advised that:

the current focus of MHDC was the medium term financial;
it was unlikely that the MHDC precept would increase for 2012/13;
a full review of carparking had almost been concluded and it was likely that some decriminalisation of parking would be undertaken. Members were pleased to note that the approach would be from a 'soft-start'.

168/11 County Councillors' Report

Cllr Wells was not present at the meeting.

169/11 Finance: a) *Payment & Receipt of Accounts:* Members **approved** the payments and receipt of accounts as in the presented schedule (attached).

170/11 Topics Raised by Councillors, Committees and Parishioners

a) *'Quiet Sundays':* Following a suggestion made earlier in the meeting by parishioners, Sue Adeney advised that the Environmental Working Group would pursue the excellent idea.

b) *Picnic Table in Village Hall Store:* The chairman agreed to ascertain if the picnic table in store could be repaired and resited on the field.

Action: The chairman to seek repair of the picnic bench

c) *Bench by The Catholic Church:* The clerk advised that an ex-parishioner was to pursue the repair of this bench.

171/11 Correspondence

a) *'Rough Sleeping':* MHDC had sought details of an persons 'rough sleeping' within the parish on the night of 30th November.

b) *Upton Town Partnership Meeting:* No member had been able to attend the meeting on 2nd November nor was there interest in becoming a general parish representative at the meetings.

172/11 Councillors Reports and Items for Future Agendas

There were none

Signed Date: 19th January 2012

Chairman