

LOWER PENN PARISH COUNCIL

PARISH COUNCIL MEETING

7 FEBRUARY 2019

PRESENT: Cllr R Reade – Chairman
 Cllr B Brewerton
 Cllr Lewis
 Cllr V Merrick
 Cllr R Waltho
 County Cllr Mrs V Wilson
 Members of the Public

Minute No		Action
293/19	<p>APOLOGIES Received from Cllrs Brown, Marsh, Mrs K Williams and Ms A Williams</p>	
294/19	<p>MINUTES Proposed by Cllr Waltho and seconded by Cllr Merrick and carried that the minutes of the Council Meeting held on 6 December 2018 be signed as a true and correct record.</p>	
295/19	<p>RECORDING OF ANY OTHER BUSINESS</p> <ul style="list-style-type: none"> • Dimmingsdale – Bore Hole STW – end of meeting 	
296/19	<p>PUBLIC PARTICIPATION</p> <p>Arawak – Black Pitt Lane In response to a resident, the Chairman confirmed that the agricultural condition has been removed from this property.</p> <p>Sandhills Nursery, Springhill Lane The Chairman took no part in the following discussions. A retrospective planning application has been submitted by the developer and prior to the Parish Council formulating its response to the District Council, it was agreed that residents would voice their concerns in order that these could be taken into consideration. Cllr Waltho advised that this has now become a major application and that plans will be thoroughly examined and scrutinized during the 12 week consultation period.</p> <p>Traffic Assessment Residents felt that the developer’s report was based on misleading information and that a formal assessment should be carried out by Highways based on accurate child places, number of car parking spaces, hours of opening and the size of the building. It was also pointed out that the District Council’s Statement on Conservation areas, states that there should be a reduction of traffic in conservation areas where possible, and residents said that the increased traffic from this development would strongly impact on the village as a whole as well as associated safety issues.</p> <p>Retrospective Application Residents pointed out that there are many anomalies, inaccuracies and misleading</p>	

information contained within the application, including child places, car parking spaces, drainage, transport survey, signage details, opening hours, lack of detail for additional building for After School Club and therefore this should not be considered a valid application. The Design Statement states there are places for 110 children, but the developers advertising material states places for 205 children and residents felt that taking into account the size of the building, then it is more likely that there will be in excess of 200 places available.

Residents Other Concerns

- **Drainage:** Current work has not received appropriate permission and the Environment Agency is now involved. There is a need for a sustainability drainage system which is likely to involve extended areas of the site.
- **Temporary Stop Notice:** this ceases tomorrow and the Chairman agreed to check this with the District Council.
- **Turning Circle:** There is no provision for a turning circle for emergency vehicles which is required for buildings over 1000 sq.m.
- **Hardstanding:** There is now an extremely large area proposed, with land dropping away to the north, and residents are concerned over the size of fencing and handrails required on the boundaries to this area.
- **Large Bank of Earth:** photos were provided to indicate this safety issue and the Chairman agreed to check this with the Planning Department.
- **Staff Meeting:** photos were provided to show the on-road parking situation along Springhill Lane that occurred during a recent staff meeting.
- **Sustainability:** residents expressed concern over a number of issues and improvements that are required and the Chairman asked that these were forwarded to him by email so that they could be relayed to the Planning Department.
- **Lighting Pollution and Noise:** these were concerns due to extended opening hours and increased child places.
- **Wildlife:** Impact on local wildlife including badger setts and bat presence.
- **Asbestos:** Residents continued to have concerns regarding the original demolition of the barns.
- **Ofsted:** this organisation will only monitor floor space and not numbers of children.

RR

RR

Cllr Waltho advised that comments and concerns on the application can be received up to the date of the Planning Committee Meeting and that there is also the opportunity for a small number of residents to attend and make a verbal representation. He also said that the 12 week consultation period can be extended if it is considered that the information given by the developer is insufficient, confusing or inadequate, or that there are a large number of objections.

He also said that should planning approval be granted by the District Council, then a Section 106 Legal Agreement can be implemented, if considered appropriate, in order to control and limit the number of children attending, hours of operation and number of car parking spaces.

Residents advised that they will be holding a meeting next week and agreed to forward their comments to the Parish Council in order that these can be considered and passed to the District Council. They also stated that they would be forwarding individual letters of objection to the Planning Department which would contain all relevant planning objections and concerns.

Seisdon Quarry

Residents were very concerned regarding the number of lorries which continue to travel through the village and photos had been provided showing the extent of damage to roads and verges caused by the vehicles. It was also noted that a number of drivers have been sighted using mobile phones whilst driving.

County Cllr Mrs Wilson advised that 92 written objections had been received to date and that the Council was endeavouring to ensure that no further extensions of time would be granted. She urged residents to send relevant information of traffic infringements, such as photos, registration numbers, dates, breaches of weight restrictions, etc. However, Cllr Lewis stated

	<p>that the police were now no longer surveying or taking action on any of these violations and Cllr Merrick said he would bring this matter up at the next Locality 5 Meeting on 13 February 2019.</p>	<p>VM</p>
<p>297/19</p>	<p>POLICE REPORT It was noted that no Police Report had been received. However it was reported that a burglary had recently taken place in Greyhound Lane but that there had been little response from the police. <u>Locality 5 Meeting:</u> To be held at Victory Hall on Wednesday 13 February 5.00 – 6.30pm Cllr Merrick will ensure that the police are aware of residents' dissatisfaction with the quarry lorries, recent burglary and car thefts.</p>	<p>VM</p>
<p>298/19</p>	<p>PLANNING</p> <p>CURRENT PLANNING APPLICATIONS App No: 19/00048/FUL Retrospective Application – Springhill Cottage (Sandhills) The meeting considered the plans and it was agreed that objections would be sent on the following grounds:</p> <ul style="list-style-type: none"> ▪ Quality of submission documents and inaccurate and misleading information ▪ Traffic concerns ▪ Inadequate information on the drainage system ▪ Fundamental concerns regarding the demolition of original building ▪ Separate building for After School Club <p>The Parish Council will request that the Planning Department takes steps to ensure that the number of children attending, the hours of operation and the number of car parking spaces is controlled and limited. The Parish Council will also consider making a further representation based on the outcome of a meeting to be held by local residents next week.</p> <p>App No: 18/00997/FUL Revisions to Scheme 18/00287/FUL 108 Springhill Lane The Meeting agreed to object on the same grounds as previously stated as there are concerns that the development is not being built in accordance with approved plans.</p> <p>APPLICATIONS CONSIDERED MID-MEETING App No: 18/00930/FUL – Unauthorised change of use to Veterinary Clinic – 229 Castlecroft Road WV3 8NA Notice circulated to all councillors and it was agreed a response would be made requesting conditions:</p> <ul style="list-style-type: none"> ▪ Limiting of opening hours to avoid adverse impact on neighbours ▪ Provision of adequate on-site parking to avoid parking on the highway ▪ All appropriate and applicable licences are in place <p>App No: 18/01014/FUL Agricultural Buildings - Brookfield Farm Penstone Lane Notices were circulated to all councillors and it was agreed that concerns would be raised:</p> <ul style="list-style-type: none"> ▪ That the visual aspect of the new buildings would impact on the green belt and the inadequacy of screening for properties on Penstone Lane. <p>APPLICATIONS GRANTED 18/00750/FUL and 18/00751/LBC – Works to Castlecroft Farmhouse, Radford Lane</p> <p>APPLICATIONS PENDING App No: 18/00412/FUL Replacement Dwelling Robins Nest Farm App No: 18/00766/FUL – Rear Sitting Room /utility extension – 14 Springhill Park App No: 18/00764/FUL – Extensions and detached garage – Springhill Cottage App No: 18/00891/FUL – Extensions Orton Lodge Orton Lane App No: 18/00930/FUL - Change of Use Veterinary Clinic 229 Castlecroft Road App No: 18/01014/FUL – Agricultural Buildings Brookfield Farm, Penstone Lane</p> <p>OTHER PLANNING MATTERS</p>	<p>Clerk</p> <p>Clerk</p>

	<p>Appeal: Land Adj. 62 Springhill Lane – Replacement Dwelling The notice was circulated to all councillors and it was agreed to object to the Appeal:</p> <ul style="list-style-type: none"> ▪ Inappropriate development within the green belt ▪ No special circumstances given ▪ No justifiable reason why existing buildings require demolition ▪ This could encourage further development to the rear of the property which is in the control of the applicant 	
299/19	<p>MATTERS ARISING FROM MINUTES Dimmingsdale Bridge Advertising materials posted on bridge – now reported</p>	
300/19	<p>9 Springhill Park To be kept under observation.</p>	
301/19	<p>Gullies It was reported that many of the gullies were still in an extremely bad condition and causing a number of flooding issues throughout the Parish. Cllr Lewis said that surface water drainage was the main issue and that problems with the foul sewers were dealt with by Sever Trent. He felt that a survey of the main sewer network was needed to identify where the blockages occur and County Cllr Mrs Wilson said that she would consider match-funding the costs involved, dependent on price. The Chairman agreed to arrange a meeting with councillors mid-month to discuss this matter further and advise the Clerk and County Cllr Mrs Wilson accordingly. It was also agreed that Cllr Lewis would arrange a site meeting with Diane Firkin to discuss the possibility of a full survey.</p>	<p>RR JL</p>
302/19	<p>Community Speedwatch Report from Mr Keith Dunton on his recent attendance at the CSW meeting on 5 February in Stafford– circulated to all councillors. County Cllr Mrs Wilson gave details of the recent Speedwatch sessions along Langley Road</p>	
303/19	<p>Seisdon Quarry As reported in Public Participation</p>	
304/19	<p>Fly Tipping Tyres on Railway Walk</p>	
305/19	<p>Pot Holes Recently repaired pot holes in Dene Road and Penstone Lane now breaking up – Cllr Lewis to provide exact locations for County Cllr Mrs Wilson to report.</p>	<p>JL/ VW</p>
306/19	<p>Springhill Park Footpaths Ongoing</p>	
307/19	<p>Log Reports December/January 2019 Castlecroft Playing Field The Chairman agreed to check if the new bin had now been installed. Village Green Broken manhole cover reported by Mr Saunders and now replaced. The Roughs/Bus Shelters Nothing to report</p>	<p>RR</p>
308/19	<p>Bus Service – Lower Penn New Connect bus service now in operation on Wednesdays and Thursdays – stopping at Langley Road and Dimmingsdale. County Cllr Mrs Wilson urged residents to use the service</p>	

	in order that it is shown to be a worthwhile service.	
309/19	Horse Rider Warning Signs Cllr Marsh to arrange a site meeting with Highways to discuss location of services	DM
310/19	Small Works within the Parish If there are any areas of the parish that would meet the criteria required, Probation would be happy to assist.	DM
311/19	BT Red Telephone Box Cllr Waltho agreed to check documentation to ensure that the electricity supply has now been disconnected. Posters now displayed advertising that the box is now owned by the Parish Council.	RW
312/19	Railway Walk Issues currently reported to Baggeridge Ranger: <ul style="list-style-type: none"> ▪ Broken fencing opposite new street light column Greyhound Lane ▪ Broken fencing at bottom of Greyhound Lane ▪ Lop and thin trees on north side of Railway Walk from bridge at Greyhound Lane to Market Lane ▪ Motorbikes/quads continue to use the Railway Walk 	
313/19	General Data Protection Regulations (GDPR) Nothing to report.	
314/19	Public Footpath Sign/Stile – Jacobs Ladder Footpath sign now replaced but damaged stile not yet repaired	
315/19	Land Registration Victory Hall Ongoing.	
316/19	Damaged Road Sign – Dene Road Cllr Marsh agreed to contact the sign makers about this.	DM
317/19	Langley Road Damaged Speed Signs These were reported in August 2018 and have not yet been replaced – County Cllr Mrs Wilson to follow this up.	VW
318/19	Stolen Post Box – Langley Road Reported to Royal Mail but no replacement installed to date.	
319/19	Victory Hall Trustees The AGM was held on 25 January 2019 and a new committee was selected – Chairman Robert Reade. The Finance Committee will hold their meeting on 26 February 2019.	
320/19	Grit Bins One damaged by car accident and others not filled. County Cllr Mrs Wilson has reported this to Diane Firkin.	
321/19	Notice Board Radford Lane This had been damaged and had now been removed. Cllr Marsh agreed to arrange for replacement post.	DM
322/19	Street Scene Quotation Quotation requested for cleaning the gutters along Market Lane, Dimmingsdale Road and Penstone Lane – not yet received. The Chairman agreed to follow this up.	RR
323/19	CORRESPONDENCE	

- Details of SHELAA (Strategic Housing & Economic Land Availability Assessment) circulated
- Street Scene Tree Policy Report – circulated

**324/19 ANY OTHER BUSINESS
Severn Trent Bore Hole – Dimmingsdale**

Cllr Lewis reported that he had spoken to operatives on site who will endeavour to minimise the disruption that the drilling works will cause.

325/19 ACCOUNTS

Details of the Council's bank accounts as at 28 December 2018 were given to the meeting.

It was proposed by Cllr Waltho and seconded by Cllr Brewerton and carried that the following accounts be paid and cheques were signed accordingly:

The Clerk granted dispensation for those Parish Councillors who are also Trustees of the Victory Hall to speak and vote as required.

Victory Hall	Hire charges for 2018	£340.00	Clerk Clerk Clerk
Mr Keith Dunton	Reimburse Petrol expenses CSW	£18.92	
Mrs J Footman	Reimbursement for new Printer	£49.99	

It was agreed that Cllr Waltho is registered as a third signatory for cheque payments and the bank mandate to be amended accordingly. Cllr Waltho agreed to complete a Personal Details form and bring to next meeting in order that this registration can be completed.

Cheques were signed by the Chairman and will then be forwarded to Cllr Marsh for a second signature and returned to the Clerk for payment.

326/19 ANY ISSUES ARISING FROM DISTRICT COUNCIL REPORT

- The District Council is extending their Council Offices to create more tenancy income
- The District Council is looking at ways to free up Officer time from paperwork etc. in the office in order to create more on-site working to take place.

327/19 COUNTY COUNCIL REPORT

County Cllr Mrs Wilson advised that she had been allocated some funding to share between the whole division and may be able to assist financially with some urgent works, dependent on cost, provided these were match-funded. The meeting agreed to discuss this urgently and advise Mrs Wilson accordingly.

All other County Council reports are contained within the above minutes.

328/19 FINANCIAL RISK ASSESSMENT

Nothing to report

329/19 SECTION 17

Nothing to report

330/19 DATE OF NEXT MEETING

Thursday 7 March 2019 commencing at 7.15pm

Signed: **Chairman**

Date:

**Clerk
Clerk
Clerk**

RW

**DM/
Clerk**

