

LOWER PENN PARISH COUNCIL

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PARISH COUNCIL MEETING held on THURSDAY 1 JULY 2021 At THE VICTORY HALL, LOWER PENN

PRESENT:

Cllr N Cox – Chairman
Cllr Mrs B Southall – Vice Chair
Cllr S Bradley
Cllr Mrs K Brazenell
Cllr Ms H Fuller
Cllr Mrs K Preece
Cllr Mrs C Taylor
Cllr D Williams

District Cllr D Kinsey
Mr Jonathan Vining – Head of Economic Growth & Delivery - SCC

6 Members of the public

		Action
90/21	APOLOGIES Received from County Cllr Mrs V Wilson and District Cllr Reade.	
91/21	MINUTES Proposed by Cllr Mrs Brazenell and seconded by Cllr Bradley and carried that the minutes of the Council Meeting held on 3 June 2021 be approved and signed as a true and correct record.	
92/21	DECLARATIONS OF ACCEPTANCE OF OFFICE The Vice- Chair, Cllr Mrs Southall, signed her Declaration of Acceptance of Office and an undertaking to observe the Code of Conduct in the presence of all councillors.	
93/21	DECLARATION OF INTERESTS District Cllr Reade declared an interest in the land put forward in the site suggestions due to personal land holdings in Lower Penn and Cllr Mrs Preece declared an interest in British Telecom.	
94/21	POLICE REPORT Received and circulated to the Council and details given to the public present. <ul style="list-style-type: none">▪ To volunteer for Speedwatch: http://www.staffssaferroads.co.uk/my-community/community-speed-watch▪ Smart Alert recommendation: https://staffordshiresmartalert.uk/staffs/▪ To report incidents: Via 'Digital 101' service▪ To report incidents on Facebook/Twitter: Please send private message to Police.	
95/21	LOCAL PLAN	

The Chairman introduced Mr Jonathan Vining, Head of Economic Growth & Delivery from County Farms, Staffordshire County Council.

Mr Vining began by giving an overview of his role within the Council and the current schemes and programmes being launched for farms in Staffordshire.

- Springhill Site 494(b): owned by County Farms is still being considered by the District Council at this stage in the Local Plan process, despite assurances given in April 2021's Parish Council meeting that no County farmland was being taken forward to the next stage of the Local Plan process. The County Council is currently awaiting the outcome from the District Council; there has been no direct contact with the District Council regarding any of the sites put forward.
- The County Council was approached by the developers of the Springhill site to ascertain whether there would be an option of working together. This was refused by the County Council and Mr Vining categorically denied there is any agreement, either formal or informal, in place with the developers. He also said that the County Council wishes to work with the Parish Council should any of these sites be chosen.
- There is no option at the present time to offer to sell the land to the tenant farmers but this could be possible in the future. The County Council is currently working with tenant farmers in this area if they wish to expand.
- The Chairman stressed the importance of the farms to our local community in many ways and asked Mr Vining if he would convey to the County Council the priority that these farms contribute to the excellent quality of life in this Parish.
- In response to a question regarding the published remit of the County Farms Estate which states the protection of green spaces, helping young farmers, etc. against the apparent disposal of farms, Mr Vining stated that it is a balancing act and difficult decisions have to be made.
- Mr Vining confirmed that the County Council will protect the eco-system and environment as much as possible if any of these sites are not chosen.
- Mr Vining confirmed that the County Council has not prepared a full assessment on 494(b) but that a formal submission and assessment of their land has been made by the developers on 494(a), and on 494(b) the Council's land despite not being the legal owners. However, this does not signify a link between the two sites.
There was also some confusion as to the breakdown of the Springhill land between the developers and County Farms and whether these will be treated as separate sites or as a whole, and District Cllr Kinsey agreed to clarify this and advise the Parish Council accordingly.
- Cllr Williams pointed out that having spoken to STW about the possibility of approximately 350 properties being built on the Springhill site, the Authority has stated that it does not have the infrastructure to provide water and sewerage services for this number of dwellings.
- Cllr Mrs Southall confirmed details of the 3 areas being considered:
 - No. 350 (c & d) – Radford Lane (774 dwellings) Redrow Homes
 - No. 494 (a & b) – Springhill (332 dwellings) Jays Farm/Lawnswood Homes
 - No. 582 – Langley Road (390 dwellings) Richborough Estates
- District Cllr Kinsey advised that the planning officers are now examining all the preferred options in great detail, i.e. infrastructure, drainage, accesses, authentication of submission details etc. to enable the final submissions to be available for public consultation.

The Chairman thanked Mr Vining for attending the meeting which had been much appreciated.

PUBLIC PARTICIPATION

96/21

Temporary Barrier – Railway Bridge

Requires attention – details to be given to Clerk by member of the public

97/21

Grass Cutting – Langley Road

DK

Clerk

Clerk

<p>98/21</p>	<p>It was reported that the grass had not been cut this year and was extremely overgrown. To be reported to County Council.</p> <p>Market Lane</p> <ul style="list-style-type: none"> ▪ Overgrown Footpath – this had been reported to the County Council and Cllr Mrs Southall agreed to re-report this and follow it up with County Cllr Mrs Wilson ▪ Flooding – this was caused by blocked drains along Springhill Lane which had already been reported by Cllr Williams. Cllr Mrs Taylor agreed to follow this up with County Cllr Mrs Wilson. ▪ Overgrown Hedge obscuring Road Signs – to be reported to landowner. 	<p>BS</p> <p>CT</p> <p>Clerk Clerk</p>
<p>99/21</p>	<ul style="list-style-type: none"> ▪ Missing Road Sign – to be reported to District Council 	
<p>100/21</p>	<p>COUNTY COUNCIL REPORT No report available.</p>	
<p>101/21</p>	<p>PLANNING There were no current planning applications</p> <p>Plans Considered mid-Meeting: 21/00573/FUL – Extensions The Croft Langley Road – no objection 21/00595/FUL – Extensions Three Ridings, Radford Lane – no objection 21/00605/FUL – Extensions 58 Springhill Park – no comment</p> <p>APPLICATIONS APPROVED 21/00053/FUL – Single storey rear extension – 60 Springhill Lane 20/00937/FUL – Resubmission – extensions Springhill Farm, 70 Springhill Lane 21/00179/FUL – Extensions – Orchard Hill, Showell Lane 21/00467/FUL – Extensions – 56 Springhill Park 21/00411/FUL – Extensions – 263 Castlecroft Road</p> <p>APPLICATIONS PENDING 21/00487/FUL – Extensions 8 Drivefields 21/00505/FUL – Sand based manege for horses, Langley Road 21/00440/FUL – Battery storage plant, land off South Staffs Railway Walk 21/00509/FUL – Extensions Orchard Farm, Springhill Lane</p>	
<p>102/21</p>	<p>MATTERS ARISING Access Roads – 58/62 Springhill Lane Section 111: The developer has paid a substantial part of the duties but the s111 agreement is not yet in place and further tests are required. Visibility Splay: The new wall that the developer has built is slightly deficient in visibility and is now being dealt with by Enforcement and Highways.</p>	
<p>103/21</p>	<p>Community Speedwatch/Speeding Issues</p> <ul style="list-style-type: none"> ▪ Cllr Mrs Southall reported that 6 speedwatch visits had taken place in June with a total of 2019 vehicles recorded over a 2 hour period ▪ Closure of Dene Road on 27-29 July – this is likely to cause diversion problems and it was suggested that a Speedwatch visit, during the rush hour, be carried out. ▪ It was reported that a number of incidents had occurred recently whereby cars are pulling out from the Nursery site without due care and attention. The Chairman said he would contact the Nursery owners about this. 	<p>DW/ BS</p> <p>NC</p>
<p>104/21</p>	<p>Fly Tipping/Litter Councillors are carrying out a litter pick on 4 July 2021 and Cllr Mrs Taylor agreed to arrange for members of the public to be involved in future litter picks.</p>	<p>CT</p>
<p>104/21</p>	<p>Market Lane – Radio Masts Radio masts now moved to the side of the house – to be kept under observation.</p>	

105/21	Drug Issues – Lower Penn Nothing further to report – to be kept under observation.	
106/21	Government Rural Broadband Scheme Cllr Mrs Preece reported BT are now providing a new social tariff for low-income households.	
107/21	Victory Hall Cllr Williams reported that the Hall was being re-painted over the next couple of days and that a Coffee Morning was being held on 9 September 2021. The Chairman congratulated everyone concerned for their hard work and involvement over the past few months.	
108/21	Plaque for Ex-Cllr Harry Brown Cllr Mrs Southall confirmed that Harry's daughter is happy with the wording on the plaque and that she would contact District Cllr Reade to ascertain the dates on which Harry was a Parish Councillor.	BS
109/21	Dangerous Willow Trees – Greyhound Lane Nothing to report - to be kept under observation.	
110/21	Overhanging Trees – Penstone Lane Cllr Mrs Preece reported that a tree surgeon had carried out a site visit and had removed some of the lower branches. He would be reporting back to the Council regarding the other problematic branches.	
111/21	Blocked Gullies – Springhill Lane These had been reported by Cllr Williams and a response from County Cllr Mrs Wilson was awaited.	DW/VW
112/21	Local Government Boundary Commission District Cllr Kinsey reported that each of the 41 elected Councillors would have approximately 2100 electors and the District Council is currently working on the submission.	
113/21	Water Pressure Springhill Park Cllr Williams reported that he had spoken to Severn Trent Water and that there are options available to improve the pressure, which is still being monitored.	
114/21	Weight Limit Restrictions – Springhill Lane Cllr Williams confirmed he had submitted photos to County Cllr Mrs Wilson regarding the problems being experienced. The Parish Council agreed to consider match-funding for any costs involved.	
115/21	Parish Notice Boards It was agreed to retain the notice boards and Cllr Williams said he would carry out a site inspection to assess the maintenance involved. It was also agreed to enlist the help of any volunteers by means of social media.	DW/SB HF
116/21	Obscured Road Signs The Chairman thanked the councillors involved in cutting back foliage from the road signs yesterday.	
117/21	Quad Bikes – Castlecroft Playing Field It had been reported that a number of riders and quad bikes had been using the Field and that the Police had been notified accordingly	
118/21	Bungalows 83/85 Springhill Lane Notification received that these properties will shortly be put up for sale.	

119/21	<p>2021 Community Fund Each County Cllr has £2500 to allocate within their community and it was agreed that the Parish Council would make an application for a bench outside the Victory Hall.</p>	NC
	<p>ANY OTHER BUSINESS</p>	
120/21	<p>Bhylls Acre School The Chairman reported that there was a vacancy for a school governor available.</p>	
121/21	<p>BT Red Phone Box The Meeting discussed options for the use of the telephone box and it was suggested that this be moved to the Victory Hall to make it more accessible.</p>	
122/21	<p>The Queen's Platinum Jubilee Beacons – 2 June 2022 The Meeting discussed the possibility of lighting a beacon in conjunction with Springhill Cricket Club and the Chairman agreed to contact the Club about this.</p>	NC
123/21	<p>Climate Change Cllr Mrs Taylor gave an update on this issue from the District Council and advised that parishes need to have an Action Plan in place.</p>	CT/HF
124/21	<p>ACCOUNTS None received.</p>	
125/21	<p>DISTRICT COUNCIL REPORT District Cllr Kinsey reported:</p> <ul style="list-style-type: none"> ▪ Covid Rates – 10 cases reported in Wombourne and Lower Penn since the gradual relaxation of restrictions began. ▪ District Council Offices – building work was proceeding well with a number of offices now open. A great deal of improved safety and environmental changes had been made and the Community Hub was being prepared. 	
126/21	<p>FINANCIAL RISK ASSESSMENT All audit paperwork submitted to external auditor and published for public inspection.</p>	
127/21	<p>SECTION 17 Nothing to report</p>	
128/21	<p>DATE OF NEXT MEETING</p> <p>Thursday 2 September 2021 at the Victory Hall commencing at 7.15pm</p> <p>Signed: Chairman</p> <p>Date:</p>	

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