

**Minutes of Stathern Parish Council meeting**  
**7pm Tuesday 14th January 2020 in The Plough function room**

Present: Cllrs Ramsay, Bray, Smith, Rhodes, Steadman, O'Donoghue  
Clerk: J Collins.

Members of the public: 15

**Members of the public are given the opportunity to address the Council**

**MBC looking for flood wardens to come forward** – will advertise through FB and the website.

**Roads & Flooding on Main Street** – The culvert coming off the park area has flooded twice recently. The culvert belongs to Severn Trent, the water course above it is believed to be the responsibility of the land owner.

**Road by Allotment** – Penn Lane has been filled after services work recently and is all coming out again already.  
*Resolved* for clerk to contact highways

**Cllr Rhodes addressed the meeting** – The County Council is the lead local flood authority, but it doesn't have power to make things happen. It is important the land owner keeps a water course clear, LCC can help persuade them to do this. A flood on the road LCC are able to act on.

**Budgets** – This is still going to be a tough time; the SEND children have increased by 50% which is expensive. and affects budgets. The main expenses are children and adult social care, highways, and libraries. With a budget of £800 million per year, LCC should break even on the budget but this will involve an increase of 4% in council tax, with the Borough likely to increase their share of Council tax too. All information is available on the LCC website and the consultation is for all.

**STAT1 planning application brought forward for the benefit of the attending public, see item 311.**

**305. Apologies for absence**  
Cllr Underwood

**306. Minutes of the Meeting held on the 10th Dec 2019**  
295. Payment and Receipts - SSE direct debit of £100.64 did not get taken, an error in their computer switch over changed one of our tariffs so they credited us and have re invoiced correctly, meaning 2 month's payments will be paid at once.  
The minutes of the meeting, copies of which had been previously circulated to Members. *Resolved* as an accurate representation and signed by the Chair.

**307. Declarations of interest and dispensations**  
To be declared during the agenda item if applicable.

**308. Receipt of Stathern NHP committee meeting minutes**  
NHP Steering Group meet in December and meets again on Jan 27<sup>th</sup>.  
All theme groups are progressing well and writing their emerging policies (thankyou to everyone for the time they are committing to this work)  
Priority for Jan meeting is ascertaining the content of the questionnaire which will be delivered to every house in the village. This questionnaire will collect generic details (number of people in dwelling, age, number of cars etc) but will also seek to 'test' the main priorities that have come from each Theme group. This is to help ensure that the priorities that are emerging are supported by the village (or not) before we put the plan forward for assessment. We will ensure there is an electronic version and copies in the Coffee Shot, Garage and Plough. Thanks to Alison Shelton for offering to deliver. This is a different survey to the Housing Needs Assessment that came through for MBC late last year  
In terms of timescale, we hope to have to submit our plan to the Local Planning Authority (MBC) in September  
We have an opportunity to secure additional funds for looking at housing needs, that we will be applying for, but this is ring fenced for this purpose.  
Update forwarded by Cllr Underwood.

**309. Receipt of update from WMI**

It was agreed for a S106 application for funding related to the STAT1 development. A feasibility study is underway for extending the WMI following discussions with users. An architect is engaged and has made suggested changes to include an improved carbon footprint, bigger hall, more storage and an extra room. A model of this will be available at the WMI open day on Sunday 26th January 2-4pm. There are plans for kid's film nights and a race night as well as the open day. Further fundraising is to be discussed at a future meeting. New email address is [wmiquery@gmail.com](mailto:wmiquery@gmail.com) and Alison Shelton's mobile is the general point of contact.

**310. Receipt of update from SRA**

Next meeting on 27th Jan will now be changed due to its clash with NHP steering group meeting. This will cover how they will run the SRA going forward for the next 5 years. Options are to close and give the money to PC to manage the park, or continue as sub comm of PC. This issue has arisen because there are no volunteers to come onto the committee. To save Party in The Park they need volunteers for SRA who run play park, any volunteers please make yourselves known.

**311. Correspondence / Planning Applications, including those received prior to the meeting**

**Planning Applications**

**19/03012/FUL** Application for 74 dwellings and access, land west of Main Street (Walkers)

Response from Pegasus – No formal presentation as too big and complex for a formal PC meeting

Item brought forward to the end of the public time.

The responses from Pegasus to the questions raised at December's Parish Council meeting were read out, these are also available on the Parish website, they covered;

- 1) Density,
- 2) Lack of notification
- 3) Flood report
- 4) Bus services
- 5) Tandem parking
- 6) Visitor parking
- 7) Bat survey
- 8) Pedestrian connectivity
- 9) Traffic Surveys
- 10) Construction traffic during the build

Guy Longley from Pegasus was present to hear the discussions around this application.

- **Farriers Way.** A resident highlight, that Farriers way and the track from point farm is their drive and private access and they do not consider it wide enough for it to become a walkway from the development to Main Street. If people came out of Farriers way they are at the tightest point on Main Street.
- **Traffic,** the PC would like to revisit the numbers. The standard model used in survey suggests 10% of people walk to work which is not possible in this situation.
- **Parking** – only traffic movements at the Mill Hill end of the village have been looked at. For houses furthest away, in poor weather they will drive compacting the traffic and parking issues
- **Access** - A number of accidents have occurred around the access area, but they are not reported.
- **Pedestrian Link with Valebrook.** It will be approx. a 1km walk from the far end of Valebrook to the far end of the new development without a link between them. Initial feedback from the public indicated a link was not desired. The green area on Valebrook Road is highlighted as a site for a possible pedestrian link. The opportunity is still there, the PC needs to consult with the neighbours
- **Flooding** – water comes down mill hill and some runs off into this land, once built on concern is, it will exacerbate the problem. Still several of the ST & CC flood authority that have not signed off on this as yet, and are asking for more information. the challenge is to cover the flooding correctly.
- Housing types. Within the village the housing mix is quite different, this eclectic mix is part of the village. The plans look like row upon row of houses with no mix or architectural diversity.
- **Green areas, hedgerows and trees** – Developers are planning to take out 50 mature trees, this is a lot to lose. There is no buffer round Farriers Way.

- **Future proofing.** Interest is expressed to make these houses carbon neutral or better.

The PC met with a planning officer recently and are told the new planning committee are keen to do better than the old committee and take into account issues. Developers must offer what is appropriate to these requirements and involve PC's more in the process. The planning officers will facilitate design workshops with the PC and ward Councillors.

The PC will send in a holding letter to enable these meetings to go ahead

Emails from the public are welcomed by planning, please copy in the PC as well so they are in the picture with the comments. The timetable of this process will be up to the planners. A list of the issues to be raised will go to the planners.

The PC need to know from the public what they do want and what would they like to see on this development, how should it look.

If the current 8-year land supply that MBC have drops below a 5-year supply. The NHP is considered out of date. A resident asked if there are plans to invite planners along to an open meeting. PC don't know at this stage but, if you feel you're not informed you need to shout and let us know.

*Resolved* to send a holding letter and attend design workshops to request improvements to the plans.

**Actions;** Monitor traffic in the village / consult about a link on the green in Valebrook

**19/00741/FUL** Demolition of 2 existing dwellings and a barn, and replacement with 9 new dwellings and private driveway. Field OS4011 Tofts Hill. This is an amendment to previous plans.

Public given the opportunity to comment.

There are substantial amendments. Previous objections are taken into account, but new objections are good to do, so suggest people comment again on the amendments. This is a highly sensitive site and the extra housing is not needed, PC believe policy SS3 applies. The planning officer said SS3 is only rural settlements and Stathern is not considered a rural settlement. PC disagree as it covers the rural area, it is outside what would have been the village envelope. A resident advises that although the houses have changed to bungalows, the heights of the buildings haven't changed. STAT1 will fulfil all the housing needs for the village.

Cllr Bray proposed objection and Cllr O'Donoghue seconds.

*Resolved* that the PC objections are the same as previously submitted objections.

**Actions;** Clerk write to planner to inform the previous objections stand.

**19/01193/OUT** Residential development for 9 houses. Field OS 3254 Blacksmith End

Committee date set for 23rd January at 6pm.

Public given the opportunity to comment.

Closing date for comments is now passed. Cllr Bray, Cllr Steadman and Alison Shelton are registered to speak at the planning committee meeting. Anyone else wishing to speak must register and need to co-ordinate with other registered speakers. Water on the road near this development would be a concern. *Resolved* PC representative will attend meeting and speak supporting the objection.

**Actions;** Attendance at the planning committee by Cllr Bray

**19/01351/VAC** Substitution of plans for plot 5, to increase bungalow with an extra room. *Resolved* that the PC has no comment to make regarding this application.

**19/01344/TCA** Pruning of trees 5 & 6 to allow light to plot 7, Levesley House site. For information only.

### **Correspondence**

- LCC is consulting on their budget proposals – Sent to Cllrs on 20/12/19. Consultation runs until 19/01/20, a link is available on PC FB page.
- LCC The Mill Hill spring issue has been passed to the Flood Risk management team as highways didn't know what to do with it. A response is expected today or tomorrow & Highways confirmed that the land outside the architects is theirs, both sides of the path and up to the building.

- Forestry Officer for LCC - regarding the tree on the triangle of Penn Lane and City Road. The tree is encroaching on the power lines and Western Power would like to see it removed and replaced with a more suitable upright variant. Or reduce the canopy by 3 meters which will need doing periodically. Seeking the views of the PC – *Resolved* to ask that the tree is kept and pruned rather than removed.
- Your Locale invoice to be checked at the next NHP meeting – *Resolved* to add to Feb agenda once the NHP steering group have checked the invoice.
- MBC – Info recommending we have a flood warden
- MBC design consultations are on tomorrow in Waltham, they are open to anyone, there is another on Fri – *Resolved* to put on FB and Website for the public to see.

**312. Approval for payment of data protection fee £40.**

*Resolved* to approve this payment.

**313. Payments and Receipts**

**Payments**

Clerk salary (5 weeks)	£701.25
R Scarborough	£400.00 (Clear and tidy allotments)
H P Instant ink	£4.50
LRALC	£40.00 (Chair's training)

*Resolved* that the invoices have been inspected by Cllrs, payments approved and cheques signed

**Receipts**

None

**Playpark account**

**Payments**

None

**Receipts**

None

**Hands Charity**

**Receipts**

None

**Payments**

None

**314. Third quarter financial update**

Details emailed to Cllrs. prior to meeting and handouts available at the meeting.

Estimated overspend at the end of the financial year is £4279. Items in this quarter only that were not in the budget £450 for another new lamp, £140 increase in wages, £400 allotment clearance cost.

Estimated available balance for the end of the year is £26187.

**315. Proposal to extend Council's insurance with BHIB to 2023**

This is to include the membership of Parish Online which is providing the maps for the NHP.

Proposed by Cllr Bray and seconded by Cllr Ramsay. *Resolved* to extend the long-term agreement to 2023.

**316. STAT1 development – Any updates prior to meeting**

Cllr Bray proposes a holding letter is sent to the planners, Cllr O'Donoghue seconds. A draft will be forwarded to the clerk to send tomorrow covering the issues that are yet to be addressed. *Resolved* to send a holding letter to the planners for this application.

**Actions;** Clerk to submit the holding letter to the planners

**317. Hands Charity and distribution of interest**

Further research is needed in how to best identify the poor, this is currently given to the residents who are 80 years old and over. Also needed is the process of how and if the rules can be changed. Bring to annual meeting in April. *Resolved* to look into changing the way this is distributed and bring back to Annual meeting in April.

**Actions;** Clerk to research this

**318. Co-option of a new Councillor**

Although there was a lot of interest no parties actually submitted an application. There has been further recent interest in the role. Cllr Smith proposes to open up the proses again, seconded by Cllr Bray.

*Resolved* to re-open the same process for 2 weeks from tomorrow.

**Actions;** Clerk to put details back on the website

**319. Wildflower verges**

Postpone for another month. *Resolved* to add to the February agenda.

**320. Village Matters**

**Brambles** – Residents from The Brambles have been banging on windows at 6:30 in morning. An elderly gentleman was almost knocked over by a child being followed by carer, the resident feels their property is at risk and the last few weeks have been terrible. The frequency of the incidence recently is concerning. PC suggest maybe they should talk to the police. With previous anti-social behaviour around the play park, advise was given to firstly log the incident, then call the police, this will mean that it is recorded.

Cllr O'Donoghue spoke with the manager about the previously raised parking issue and following that she was asked by a local contractor to talk to them again about parking as they were experiencing difficulty getting through with tractors and trailers, and had to reverse all the way back down the road when they were unable to pass. Since Christmas this issue hasn't reoccurred so the meeting was put back.

PC propose to write to The Brambles and notify them we are getting a lot of complaints, which if they continue, we shall write to their regulator and the Council. Cllr O'Donoghue offers to talk again with the manager.

*Resolved* that PC send a letter and that Cllr O'Donoghue makes contact and offers a discussion around the issue.

**Actions;** Clerk to write a letter and forward to Cllr O'Donoghue to make contact.

**VETS** – Martin Fagan is advocating a village communication line and is willing to come to a meeting to talk about it. This looks a good idea but needs volunteers in the village. *Resolved* to ask Martin to do this on another date and PC publicise

**Actions;** Clerk to liaise with Martin about doing a talk then publicise it.

**Bus stop doesn't have right timetables** – *Resolved* for clerk to contact bus company

**Actions;** Clerk contact Centrebus

**Shed on allotment** - J King would like a shed on allotment. Advised to put a request in writing. *Resolved* that a shed can be erected on the allotment once the request is submitted to the clerk.

**Date of next meeting: Tuesday 11th February 2020**

Meeting closed: 9:05