

## HINTS WITH CANWELL PARISH COUNCIL

### Minutes of the Meeting of Council held at 7.30pm on Tuesday 8 January 2019 at Quinney Hall, Canwell

**Present:** Cllrs Mrs S Petford (Chairman), S Clarke, G Kynaston, Mrs P Kynaston, Cllr C Meadows and Mrs S Shepherd.

**In attendance:** Five members of the public, County Councillor David Smith, and Mr P Young (Clerk).

**58. Apologies:** Cllr A Yeates.

#### 59. Public Participation

- a. A member of the public reported that the woodland management scheme for various areas had been approved by the Forestry Commission and would be undertaken over the next 10 years. Ash Chalara disease was an increasing problem. There was a Cedar tree at the entrance to Canwell Drive which needed attention, but ownership of the tree could not be ascertained.
- b. The Clerk read an email from the County Rights of Way Officer in response to the enquiry at the Public Forum on 13 November regarding footpath diversions. The footpaths concerned were in Weeford Parish. **Action:** the Clerk to forward the email from the County Rights of Way Officer to the member of the public, so that he could pursue the matter direct.
- c. The Clerk reported that following the issue raised at the Public Forum on 13 November regarding the missing central reservation barrier at Carroway Head he had reported this to SCC highways who had responded that they would undertake the repair as a non-urgent matter.

**60. Declarations of Interest and Dispensations:** None.

#### 61. Minutes

**RESOLVED:** *That the Minutes of the meeting held on 13 November 2018, having been circulated, be confirmed and signed as a correct record.*

#### 62. Reports from County and District Councillors

County Councillor David Smith reported the results of a recent traffic survey undertaken in Canwell. There was some increase in traffic which may be related to vehicles seeking alternative routes following the introduction of the 'no right turn' from Slade Road at Carroway Head. It was reported to Cllr Smith that the central reservation barrier at Carroway Head had been missing ever since an accident a year ago, and he was asked to seek to have this repaired as a matter of urgency as vehicles were making right turns by cutting across the central reserve.

Cllr Smith asked that members report highway matters directly to him, as well as contacting the relevant Highways Officer, so that he was aware of them and could pursue them. **Action:** Cllr S Petford agreed to copy in Cllr Smith on her correspondence re Watling Street Flooding, and Cllr G Kynaston agreed likewise to copy in Cllr Smith on his correspondence re London Road flooding.

#### 63. Policing Matters

Matthew Ellis, the Staffordshire Police and Crime Commissioner would be attending the Annual Parish Meeting at Hints Village Hall at 7pm on 14 May.

There had been a marked increase in burglary and theft. Normally any unknown vehicles could be noted by residents, but this was difficult as there were large numbers of HS2 contractors operating in the area. The Chairman had been in contact with HS2 and obtained assurances that HS2 contractor vehicles would have identification in their windscreens. **Action:** These security concerns to be raised at the next HS2 liaison meeting.

#### 64. Reports from Chairman, Councillors and Clerk

The following matters were reported:

- a. BT poles for fibre optic cables had been erected at inappropriate places on School Lane, Hints. No cables had yet been attached to the poles, but when installed it was likely that the cables could be brought down by vehicles or damaged by overhanging trees. It would be preferable to lay the cables underground. **Action:** Cllr S Clarke to continue to pursue the matter with BT.

- b. Highway verge maintenance – an email had been received (21/12/18) from Mary Raftery, SCC Community Infrastructure Manager, stating that, ‘the County Council will now be delaying the savings identified for grass cutting services in 2019/20 until the following year’. The Council would therefore have more time to consider whether it would meet the cost of undertaking verge cutting to compensate for SCC cutbacks.

#### 65. Quinney Hall/Canwell Field

- a. It was reported that some repointing works were required to the east wall of Quinney Hall above the kitchen window as damp was coming in. **Action:** Quotations to be obtained and the necessary repointing works undertaken.
- b. Members considered the quotation received for minor clearance works around Quinney Hall; the cost of which included the necessary application for TPO consent. The works would need to take place during February to be clear of the nesting season.

**Resolved: That the quotation be accepted, and the works proceed.**

- c. It was noted that SJL Landscapes had agreed the renewal of the grass cutting contract for 2019.

#### 66. Planning Applications

##### a. New applications

- i. **18/01836/PND** - (Prior Notification Dwelling). Southwood Barn, Canwell Drive. Change of use of agricultural barn to form 1no dwelling house and associated operational development.

Two members of the public reported on their concerns regarding the development, particularly access to the site. It was noted that this was a PND application as to whether the change of use was permitted development under Class Q of the Town and Country Planning (General Permitted Development) Order 2015, and that a similar application (18/00095/PND) had been refused by the District Council in March 2018 on the basis that it did not meet the qualifying criteria. Following discussion, it was agreed to submit the same consultation response as for the previous application: **Hints with Canwell Parish Council has no objection to the change of use of the building itself, but there are some concerns regarding the long and narrow access to the property which may make it “impractical or undesirable” for conversion to a dwelling with regard to item Q2(e) of the General Permitted Development Order 2015.**

- ii. **18/01850/FUL** - Tamworth Lodge, Carroway Head. Single storey extension to side to form dining kitchen, utility, bathroom, bedroom and store, including removal of existing single-storey outbuilding. **No objections.**
- iii. **18/01788/HST** - Land Adjacent Rookery Wood. Construction of one pond and a single reptile basking bank. **No objections.**

##### b. Local Plan Allocations Main Modifications

It was noted that a consultation on the Local Plan Allocations Main Modifications would run until 6 February 2019. There were no specific matters affecting Hints with Canwell parish.

- c. **LDC decisions on previous applications:** The following were noted:

App Ref	Address	Details	Comment submitted	Decision
18/00585/FUL	Escote, 91 Watling St	Installation of 2m high sliding gate and rendered boundary wall to front of property	Recommend Refusal: height and design of new wall would be an over-dominant and incongruous in streetscene	<b>Refused 14/12/18</b>
18/00937/FUL	Manor Farm, School Lane, Hints	Retention of 'Pick Your Own' building and car park extension	No objections	Awaited
18/01245/FUL	Lodge Farm Nurse, Watling St	Installation of gate and dropped kerb	No objection subject to no objection from highway authority	Awaited
18/01410/FUL	159 Carroway Head, Canwell	Single storey rear & 2-storey side extension to form kitchen, dining room, bedrooms and bathrooms	No objections	<b>Approved 15/11/18</b>

App Ref	Address	Details	Comment submitted	Decision
18/01416/FUL	Hints Croft, School Lane	Demolition of existing bungalow and erection of 1no four-bedroom replacement dwelling house	No objection to new residence but recommend refusal of this application. Formerly a bungalow so replacement should be a bungalow. Modern style out of keeping with Conservation Area.	Awaited
18/01755/PNH	Meadow Farm, 78 Carroway Head	Single-storey extension projecting 6.25m from rear etc	Noted, but technical planning policy matter so no comment submitted	Awaited

**67. Budget and Precept for 2019/20**

A draft budget, circulated as Appendix 2 to the agenda, was discussed.

**RESOLVED: That the budget for 2019/20 be as circulated, with a Precept of £8,200.**

**68. Accounts for Payment**

Members noted the bank reconciliation at 31 December 2018 as circulated at the meeting.

**RESOLVED: Payment of the accounts as detailed below:**

Date	Chq No.	Payee	Details	Gross	VAT
8/1/19	766	P Young	Salary, home allowance, expenses – Dec + Jan	434.52	-
8/1/19	767	HMRC	PAYE on salary	95.00	-
				<b>529.52</b>	<b>-</b>

**69. Date, time, and venue of next meetings**

The Calendar of Meetings was agreed as follows:

Tuesday, 19 March 2019, 7:30 pm at Hints Village Hall, Hints

Tuesday, 14 May 2019, 7:30 pm at Hints Village Hall, Hints (Annual Council Meeting)

Tuesday, 9 July 2019, 7:30 pm at Hints Village Hall, Hints

Tuesday, 10 September 2019, 7:30 pm at Hints Village Hall, Hints

Tuesday, 12 November 2019, 7:30 pm at Quinney Hall, Canwell

Tuesday, 14 January 2020, 7:30 pm at Quinney Hall, Canwell

Tuesday, 10 March 2020, 7:30 pm at Hints Village Hall, Hints

Tuesday, 12 May 2020, 7:30 pm at Hints Village Hall, Hints

**NB** The meeting on 14 May 2019 will be preceded at 7pm by the Annual Parish Meeting

**70. Confidentiality**

**Resolved: that in accordance with Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, by reason of the confidential nature of the business next to be transacted, the public and press be excluded from the Meeting.**

**71. Quinney Hall/Canwell Field**

a. **Possible land exchange:** It was noted that the valuation report had been received from the District Valuer regarding the respective values involved in the possible land exchange. It was also noted that LDC had indicated that Planning Consent would be required for change of use of the land to the rear of Quinney Hall from agricultural use to public open space.

b. **Quinney Hall lease:** The Clerk read an email received from the Council's solicitors regarding the matters that would need to be included in a new lease in order to comply with Land Registry requirements – the main issues being that the current lessee (Quinney Hall Management Committee) was an unincorporated body which could not legally hold a lease, and that the current lease contained no plan of the land leased. Members noted the estimated legal costs of preparing a new lease.

**Resolved: to instruct the Council's solicitor to commence preparation of a new lease.**

**There being no further business the Chairman declared the meeting closed at 10.15pm**

..... Signed

..... Date