# 

**DRAFT MINUTES OF THE 99th MEETING OF**

**MAPPLEBOROUGH GREEN PARISH COUNCIL**

**HELD ON THURSDAY 13th AUGUST 2020**

**at 7:00pm, via Zoom**

**PRESENT** Cllrs. Coley (Chair), Berry, Cameron (Vice), Lyon, and Badwal

District Cllr Peter Hencher-Serafin

County Cllr Clive Rickhards

Becky Howes Clerk

**1. THE CHAIR DECLARED THE MEETING OPEN AT 7:00pm**

**2. APOLOGIES:** Cllr Chadwick

**3. DECLARATIONS OF INTEREST:** none

**4. PUBLIC FORUM**: none

**5.** **To Approve and Sign the Minutes of the 98th meeting of the Parish Council on Monday March 9th 2020 Cllr Coley to sign the Minutes as a true record (at an arranged time external to the meeting)**

Cllr Coley proposed the minutes, seconded by Cllr Cameron all agreed.

**6. District & County Councillors Reports**

County Councillor – Cllr Rickhards

Cllr Rickhards congratulated Cllr Hencher-Serafin and Cllr Berry for their efforts regards the traffic lights for the school.

Cllr Rickhards reminded the Parish Council of the Members Grant which opens for applications between September 1st – 27th and that any organisation in Mappleborough Green can apply for funding and the Parish Council can apply if a project is for community involvement/participation, affects the community, adds to addressing social isolation. The Clerk to investigate this resource regards applying for funding for the new Parish Council website.

Cllr Rickhards stated he continues to chase the mending of the broken pathway and kerb at the Washford turn, confirming that the work is on the list for action but no date is set and he is chasing flood risk management at that site too, but has no date.

District Councillor – Cllr Hencher-Serafin

Cllr Hencher-Serafin confirmed that the enforcement issue regards a mobile home has now being actioned and removed.

Cllr Hencher-Serafin also congratulated Cllr Berry and those involved in the erection of the traffic Lights and crossing at The Dog island and confirmed that the lights would be fully functioning before the 2nd September.

Cllr Hencher-Serafin confirmed he had spoken to residents in Haye Lane regards the Chapel Farm development, who were happy to accept two single storey bungalows. Cllr Hencher-Serafin stated with his support and that of the Parish Council the planning officer would recommend approval. Cllr Coley stressed that the approval must be for single storey bungalows and the approval does not get changed out of all recognition. Cllr Hencher-Serafin agreed.

**7. Matters Arising from previous meeting(s), not otherwise dealt with (including):**

 Update from Cllr Cameron regards:-

• IT support, back-up and accessibility of emails and website and approve agreement to instruct TEEC

Cllr Cameron confirmed that ongoing IT support as previously considered to use IT Men had been put on hold during the current pandemic situation.

Cllr Cameron stated that the website was on course and due for completion by mid-September. Cllr Cameron did state however that following his first direct communication from TEEC there is a lot more work involved than first thought but by the Government set deadline of September 22nd they confirm the site should be up and running.

• Ankhorn House postal address

Cllr Cameron stated that the agreement had been forward to the Church but that Ankhorn House remains closed. Cllr Cameron stated that the Church had requested they install the box, along with their own.

Brief discussion took place regards using the Village Hall as a postal address for the Parish Council. Cllr Coley stated he would speak to the Committee regards that and using the hall for future Parish Council meetings. The discussion also touched on the ownership of the hall and the lack of knowledge regards this. Cllr Cameron stated that Studley Parish Council do not own the hall and it is not listed as an asset on their asset register. Cllr Hencher-Serafin stated he would enquire at the Land Registry to confirm and report back.

 Redditch Gateway and Project Group A4189 meetings – incl.road closure notices

Cllr Berry confirmed she had spoken to Andrew Hall, Site Supervisor at Warwickshire County Council Highways, regards the lack of notification given to residents, after Mr Hall stated that 1200 letters had been distributed but could not confirm who to. Cllr Berry reiterated to Mr Hall that letters must go out to everyone who will be affected by these and future diversions.

Cllr Rickhards stated that he would protest again to Highways, confirming that it won’t materially change anything this time but Highways need to know it was an error.

 Update regards Parish Assembly date and speaker

The Clerk confirmed that as previously agreed an invitation had been sent to Mark Banning, of the Flood Risk and Water Management department at the County Council but had received no response.

However after further discussions it was agreed that the Clerk would invite a speaker regards developing a Neighbourhood Plan to the meeting and would confirm legal status regards Parish Assemblies with the local County Association. All agreed.

**8. Items for Discussion**

• 100th meeting of the Parish Council – It was agreed that the next meeting of the Council would be in September, again with the possibility of it being held via Zoom. A brief discussion took place regards the 100th anniversary, it was proposed by Cllr Coley, seconded by Cllr Lyon and it was agreed that the Council would consider doing something should Government guidelines allow.

• General Annual meeting of the Parish Council – Clerk stated the Council is waiting for Government guidance on this matter.

• WALC course for Clerk – It was proposed by Cllr Coley, seconded by Cllr Cameron, all agreed that the Clerk be given the opportunity to undertake additional training as required.

**9. Any items for Community Forum** **–**

None.

**10.To Consider Planning Applications and Enforcement Updates**

Cllr Coley addressed the items below. The outstanding applications were considered, Clerk to action.

A brief discussion took place regards The Nook and email received from residents at the property. Cllr Hencher-Serafin confirmed he had spoken to the residents and had arranged a meeting with the planning officer at the site regards the conflicting advice residents had received to withdraw the application. Cllr Hencher-Serafin stated he would report back to the Parish Council and no further action is required until a planning application is resubmitted.

20/01463/OUT Chapel Farm, Haye Lane

Outline application erection of 3 single storey dwellings

Objection submitted :

To preserve the current street scene in Haye Lane, the Parish Council propose that the application be amended to two bungalows. Properties in the lane are detached and bungalows would be more appropriate and in keeping with current street scene. Also, two bungalows would allow for more space for each property, again in keeping with the current layout of the lane.

The Parish Council strongly request that stipulation be made for No major modifications be further approved once a decision has been made. The Parish Council feel that applications previously submitted have been amended to the point of almost complete change to the original submitted plans.

\*\*\*Amendment to application number of dwellings reduced from 3 to 2. It was agreed the Parish Council would resubmit their comments, Clerk to action.

20/01814/FUL Brookfields Farm, Haye Lane

Erection of extension buildings to form additional workshop and storage space, together with associated works

Comments due 21/08/2020 after a brief discussion it was agreed by all to support the application.

20/00324/FUL The Elms, Common Lane

Proposed side extension to semi-detached house, amendment to previous planning approval 13/02618/FUL

No representation

20/00881/FUL Mapple House, Common Lane

Erection of detached garage and store

No representation

20/01131/FUL The Paddocks, Birmingham Road

Erection of four dwellings with associated parking and landscaping and alterations to existing accesses

Objection submitted :

The Parish Council object to this application:

It appears that Mappleborough Green is no longer being considered as an area of special landscape and while Mappleborough Green is a 'Service Village', the current attitude by planners is eroding the rural status of the village. The proposed development urbanises the initial image of Mappleborough Green, along with the recent care home application. This development, the Parish Council feels, will also detract from the serenity of the 1800’s built Church of Holy Ascension.

The proposed ‘small homes’ development negates opportunities for those residents born in the village to remain in the area, as a four bedroomed home is not, the Parish Council believe affordable housing.

The Parish Council suggest that, where possible, the same planning officer should be used for applications within an area rather than random applications throughout the whole district, for example the same planner to be assigned for both this and the care home application would’ve provided continuity of thought as regards the effect of these developments.

The Parish Council also strongly feel that if the development is considered favourably, the current driveway should be used by all houses on the site as access onto the major road network. The proposed second drive onto the A435 potentially conflicts with a drive on the Northern carriageway and is currently locally considered a blackspot site, along with the impact of increased traffic from the Redditch Gateway development and results of the Speed Survey conducted in January of this year (attached to this application).

\*\*The Parish Council would also like to raise its concerns regards the displaying of the public notices for this application, as it appears to have been delayed and insufficient time given to residents to make their comments.

Cllr Hencher-Serafin stated that he was speaking to the Planning officer regards the entrance positioning and confirmed that this application is still under review and discussion.

20/00521/FUL High House Farm, Birmingham Road

Demolition of existing buildings and redevelopment of the site, to erect a purpose-built care home (C2 use class) for older people with associated access, parking and landscaping

Objection submitted :

The Parish Council object to this application for the following reasons :-

The proposed application, we believe, is an over development of the site, and will impact on the local street scene significantly. The proposed building height of 32ft is more than double that of surrounding buildings. There is an outline plan for ten dwellings at the site which we feel is more in keeping with the street scene.

We would also like to raise the issue of no site notices being erected around the area, notifying residents of the proposal.

There are concerns regards the site construction conditions, for example, there is no apparent plan for parking for construction workers vehicles, the times of construction, the issue of security lighting at the site(before and after development). Lights in the area are currently shielded or reduced to lower light pollution. The Parish Council would argue how this can be maintained using security lighting at the site and how light pollution can/will be eliminated at the site.

Due to the nature of the development the Parish Council are concerned that traffic flow to and from the site will be more than that of 10dwellings, with deliveries, staff and visitors and they feel that the proposed entrance/exit could impact heavily on what is already an extremely busy junction, road and island. This will also be increased by the Redditch Eastern Gateway in the same vicinity.

And finally, there appears to be no mention of the relocation of the Parish Council sign.

Cllr Hencher-Serafin agreed that this application was an overdevelopment in Mappleborough Green and that need is more for housing for younger people. He also raised concerns regards access which is not ideal and the limited car parking. He confirmed that he would, as ward member, object to the application.

Cllr Berry also raised the point of financial implications that had been stated as the reason regards not closing the highway for construction of the traffic light crossings and argued that the financial implications of erecting a care home on the site would bring in a business rate but stressed that it would be more financially viable to erect houses and receive council tax.

Cllr Rickhards stated that financial implications can’t be raised regards planning issues but could say there is a benefit from houses rather than nursing home.

It was agreed that Cllrs Coley and Berry would attend the Committee meeting of August 26th regards this application. Clerk to action.

NOTICES

20/01385/FUL Outhill Farm, Hardwick Road

Proposed muck storage facility (retrospective)

Refusal

20/00205/VARY Byanna, Pratts Lane

Vary of conditions 1 (approved plans) and 5 (buildings to be demolished) of application 17/01834/VARY to allow for the retention of part of the stable block.

Permission

20/00520/FUL Leviets, Pratts Lane

Single storey rear extension with porch, alterations wot windows and doors and full render of property

Permission with conditions

20/00103/FUL Dunns Hill, Common Lane

Relocation of front entrance with new porch.

Permission with conditions

19/02712/LDE Outhill Caravan Park, Hardwick Lane

Use of land as a caravan park

Certificate of lawful existing use or development

19/03277/FUL James Green Farm Machinery Ltd, Haye Lane

Extension to existing buildings

Withdrawn

20/00149/FUL The Nook, Birmingham Road

Creation of bedroom and bathroom on top of garage and creation of porch and front lounge window.

Withdrawn

19/03523/FUL Lower Skilts Farm, Henley Road

Installation of a ground mount PV system.

Withdrawn

**11.To note items of Correspondence** (incl.any other items received after agenda distribution)

 Email from resident re concerns over disused vehicles – Cllr Hencher-Serafin agreed to investigate the issue.

 Email from County Highways regards surface dressing cancellation – Concerns were raised regards the second cancellation and outstanding issues on the highway, especially sunken manhole cover, which Cllr Rickhards agreed to report.

 Copy of letter that was sent to residents from Arden Marches Church during the pandemic – noted, no further action.

**12.Approval of Accounts**

Clerk distributed up-to-date bank details since the last meeting; all agreed a current bank balance of £19,049.66 proposed by Cllr Lyon seconded by Cllr Cameron all agreed.

• Update regards credit card – Clerk confirmed that the card is now fully functional.

• To approve and agree Budget 2020/21 – item deferred.

• To retrospectively approve purchase of laptop – Cllr Cameron had emailed and explained the need to purchase a new laptop for Clerks usage (attached to hardcopy of mins), all agreed.

• To accept and agree Internal Audit report 2019/20, proposed by Cllr Coley, seconded by Cllr Lyon, all agreed. Clerk to action any recommendations.

• To approve, agree and Cllr Coley to sign AGAR 2019/20 pt2 Certificate of Exemption, proposed by Cllr Cameron, seconded by Cllr Lyon, all agreed. Clerk to action (copy attached to hardcopy of minutes).

**13.Any work around the Parish**

* Manhole cover

**14.Items for Future Agenda**

All items not otherwise dealt with

* Neighbourhood Plan

**15.To Note Date of Next Meeting, time and place:**

* Parish Assembly with guest speaker - deferred
* Parish Council meeting – date to be agreed

Meeting closed at 7:55pm

