

Minutes of the Uttoxeter Rural Parish Council Meeting – Tuesday 7th November 2023

Present; Cllr Brookes, Cllr Crosby, Cllr Sargeant, Cllr Smith, Cllr Dobson, Cllr Pheonix, Cllr Pattinson-Evans.

Also present: C Holmes, Cllr Atkins, Cllr Whittaker, 3 members from Trent & Dove Housing, 9 Parishioners

1. Apologies for absence

Cllr Sankey, Cllr Jones

2. Declarations of Interest

P/2023/00759 – An interest was declared by Cllr Smith

3. Chairman's opening remarks

A thank you was offered to all the councillors, parishioners, and Trent & Dove housing for attending the meeting. Cllr Brookes expressed thanks to the clerk for her work with the budget and stated that the parish council had done the right thing the previous year by reducing the precept based on the current budget predictions.

4. To discuss the upcoming Trent & Dove Housing Planning Application

Cllr Brookes stated that whilst it had been reported to him that some parishioners believe he has raised concerns about the planning application and has already come to a decision about his stance on the matter, that this is false, and he shows no prejudice towards the application.

It was initially explained by the Trent & Dove representatives that the planning application would be on a rural acceptance site which should serve local people from an identified local need. They went on to explain that a private company undertook a consultation that found the need for 10 houses.

The local connection meaning was discussed with this being down to the planners to make the final decision.

It was further explained that the houses would be a mixture of social and shared ownership properties.

Post the meeting on 31st October, 3 main issues were identified. Concerns were raised about access and visibility on Hollington Lane which is being reviewed by an architect. Traffic and Road Safety, which will be assessed by a traffic survey completed on Hollington Lane and lastly, lack of amenities which the representatives explained has not deterred people from living in the village currently.

The next stage of the process will now allow Trent & Dove to review the application with the comments made in mind and then submit the application to ESBC for consideration. The planners will determine the application against planning policy and regulations and will undertake formal consultations with the parish council and the public prior to a decision being made.

Cllr Brookes asked about the mix of properties and the possibility of a safe footway from the houses into the village.

It was then explained that they will all be two bedroomed properties, 4 bungalows and 6 houses with half for social housing and half for shared ownership. The footway is a Staffs County Council highways issue, but it was explained that Trent & Dove could look at funding for this. Cllr Sargent expressed that mobility issues must have been identified for bungalows so therefore a safe link is needed.

Cllr Brookes asked if the design would be reflective of the local village, and it was explained that it would be. Additionally, Cllr Crosby raised the possibility of Hollington Stone to link the project.

Cllr Dobson discussed the plotting with the potential for bungalows at the front to meet with the way the land lies. All comments were noted by Trent & Dove Housing.

Some concern was expressed that coming from the village the entrance to the proposed site sits on a blind corner. It was explained that this is why a traffic survey is being completed and this is something that highways can review alongside the planning application.

It was asked why Hollington Lane was being considered, and it was explained they they were approached by the landowner however the assessment of need for housing in Stramshall was undertaken prior to this.

Heavy vehicles and bin lorries were discussed, and it was explained that this would be reviewed as part of the highway's consultation.

Parking was also discussed, and it was explained that this would have to meet the minimum standard.

5. the Meeting of the Parish Council held on 3rd October 2023 are a correct record.

All agreed to be a true record of the meeting.

Action: Clerk to convert to upload to website

6. Matters arising from those minutes.

None

7. Public Forum (10 mins allocated)

A parishioner asked how they are going to be heated and if they are on mains sewers. It was explained that this is a spec scheme with the detail coming later.

Footpaths were raised again with comments that lots of the village doesn't have footpaths or street lighting.

The local connection to the village was raised by a further parishioner.

A parishioner explained that a big concrete soak away is currently in the field which is a concern. It was explained this would be part of the mitigation process.

It was asked if a person with a local connection would be able to sell, whilst they can first refusal must be given to Trent & Dove. The local connection criteria will still apply on shared ownership properties. No right to buy will be on the rental properties as it's a rural area.

It was asked if the gate had a two-vehicle access, and it was established that it would need to. The hedge at the entrance of the site was discussed, and it was said any changes would be replaced in line with planning criteria.

8. County & Borough Cllr Reports

Cllr Atkins explained that some extra money had been put into category three road repairs with some money being spent on pigeon hay lane. JCB traffic was discussed with the money now having been received for the A50/A500.

Flooding was discussed and a discussion undertaken regarding budgets.

Cllr Crosby raised the hedge on the traveller's site. It was explained that this is not a Staffs County Council hedge so it will be looked at going forward with the contractors and the police.

The Sports field on the quarry was discussed awaiting further information from Staffs Football Association.

Cllr Whittaker explained that a great deal is coming to planning in the coming months with the work on the traveller's site being looked at.

Fly tipping on Bennetts Lane was discussed.

Cllr Pattinson-Evans asked when the road though the housing estate would be open, and Cllr Whittaker explained he will chase it.

9. Review Planning Applications

Registered	P/2023/00794	Rose Acre St Michaels Road Stramshall Staffordshire ST14 5AH	Raising of ridge height to facilitate additional living accommodation, two storey and single storey side extensions, front porch, formation of underground basement for cinema, play room and gym and erection of detached garage with first floor annex	Permits
New	P/2023/00759	Brooklands House, Stramshall Road, Spath, Stramshall, Staffordshire, ST14 5AE	Planning Statement in relation to the Change of Use of Land to Domestic Curtilage and the Erection of a Detached Garage/Workshop	
New	P/2023/01089	Nine Fields Farm Stone Road Bramshall Staffordshire ST14 8SH	Prior Approval for the conversion of agricultural building to form a dwelling	
New	P/2023/01090	Nine Fields Farm Stone Road Bramshall Staffordshire ST14 8SH	Prior Approval for the conversion of agricultural building to form two dwellings	
New	P/2023/01091	Nine Fields Farm Stone Road Bramshall Staffordshire ST14 8SH	Prior Approval for the conversion of agricultural building to form a dwelling	
<p>P/2023/00759 – The council had no comments on the application. P/2023/01089 – The council added comments to make sure that access has adequate visibility displays. P/2023/01090 - The council added comments to make sure that access has adequate visibility displays. P/2023/01091- The council added comments to make sure that access has adequate visibility displays.</p> <p>Action: Clerk to add comments to the planning portal</p>				

10. To consider & approve report & budget repairs for footpath 45.

It was agreed to report those that need repairing to Staffs County Council and to look at ownership being taken by the landowners prior to the parish councils' involvement.

Action: Councillors to send footpath information to clerk; Clerk to report damaged footpaths.

11. To discuss the budget & precept for 2024/2025

The clerk attended a mid-year audit with Toplis & Associates in which the budget was reviewed and agreed to be in line with current recommendations.

The council decided to make no alterations to the precept for 2024/2025 with it remaining at £35,000. All in favour.

Action: Clerk to inform ESBC of the precept request

12. To approve the meeting dates for 2024.

It was agreed to review this in the December meeting.

Action: Clerk to add to December agenda

13. Installation of Speed Watch Signs

The speed watch repeater signs were discussed, and it was agreed for the clerk to chase the progress of the installation on to lampposts.

Action: Clerk to chase the installation of speed watch repeater signs.

14. Clerk's Report: to include banking changes, finance & correspondence.

• CORRESPONDENCE & ONGOING MATTERS

Planning concerns sent regarding P/2023/00668 sent to ESBC.

Progress on speed humps is being chased regularly with updates to be provided.

Insurance company checked regarding playing field inspections and they have confirmed that they need a ROSPA or equivalent check, carried out at least once annually. DSK has ROSPA and has informed us they can reduce the quantity of visits if we let them know by mid Nov for 2024. – **It was agreed to reduce to annually.**

Meeting discussed with Kingstone regarding Loxley junction, and they have suggested seeking further information from SCC. SCC have confirmed that they will chase the design process and costs for us.

Parishioner correspondence regarding Hollington Lane Trees – This has been passed to Paul Steed who will be delivering them this month.

Cllr Atkins contacted regarding the priority on Bennetts Lane bridge priority and he has referred us to Trevor Mellor who I am awaiting a response from. – **Road opens through the estate**

Unions Jacks purchased.

Remembrance wreaths and poppies purchased.

The bus shelter has been cleaned at Beamhurst.

Parishioner correspondence regarding the allotment holders discount at Strawberry Fields – **It has been confirmed that this still applies, and they have a list of approved allotment holders.**

Action: Clerk to inform Stramshall Village Hall of the grant application,

15. Councillors Reports

The hedge was discussed, and it was agreed that it needs knocking back to remove the Kilby Ash. It was agreed that post a conversation with a professional hedge cutter that the council would proceed with thrashing it back and thinning it out. It can then be replanted with thorn & Holly at an appropriate time. All in favour.

The hedge in front of the croft was discussed and it was agreed to contact Dove & Trent Housing regarding the trimming of this.

A donation for the Christmas Tree's were discussed and agreed.

The collapsed footpaths were discussed, and it was agreed for the clerk to check progress.

Cllr Brookes discussed the remaining vacancy with all applicants welcome.

Cllr Crosby agreed to be parish council representative at the Stramshall remembrance service.

Action: Clerk to organise the thrashing of the hedge; Clerk to contact Trent & Dove housing regarding The Croft hedge; Clerk to send Christmas Tree donation; Clerk to check progress on collapsed footpaths

16. Exclusion of the Press and Public Pursuant to Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, the press and public be excluded from the Meeting due to the confidential nature of the business to be transacted.

Not required.

Meeting closed at 21.24pm

Next Meeting of the Parish Council 5th December 2023

Parish Council information can be found on the internet at – utttoxeterruralparishcouncil.org.uk

Signed by Chairman

Name:

Signature:

Date: