

MINUTES OF WESTON WITH GAYTON PARISH COUNCIL MEETING HELD ON TUESDAY 10 FEBRUARY 2009 IN WESTON VILLAGE HALL

Present: C. Critchlow (Chairman)

Councillor Mrs. A. Brook
Councillor D. Bowers
Councillor C. Gilbert
Councillor A. Hopkin
Councillor D. Kirby
Councillor Mrs. A. Martin
Councillor R. Tonge

Clerk Mrs. C. L. Hawley

Also in Attendance: Parishioner Mrs. M. Willing, County Councillor L. Bloomer, Borough Councillor Mrs. F. Beatty and two representatives from Wimpey's.

Apologies: Parish Councillors and Dr. K. Evans,

Minutes of the Parish Council Meeting held on 13 January 2009

136. **RESOLVED** - That the minutes of the Parish Council Meeting held on 13 January 2009 be confirmed and signed by the Chairman as proposed and seconded by Parish Councillors Mrs. Martin and Mrs. Brook respectively.

Matters Arising from Parish Council Meeting held on 13 January 2009

137. The following matters arising were discussed:

- At minute number 127, Parish Councillor Hopkin advised that he would action the purchase of a fast growing hedge.
- At minute number 127, Parish Councillor Mrs. Brook advised that she had spoken to the Village Hall Management Committee and they were in agreement to the tops being cut off the conifers.
- At minute number 127, Parish Councillor Critchlow advised that the planning application for the changes to Weston Village Hall had now been submitted to Stafford Borough Council.

Declaration of Interest

138. Parish Councillor Hopkin declared an interest at minute number 154, below in relation to a letter which had been received from St. Andrew's Church, Weston asking whether the Parish Council would be able to assist the Church with a project that was proposed.

Announcements and Notices

139. The following were noted:

- The next visit of the Civic Amenity vehicle was scheduled for 14 March 2009 from 10.00 – 11.00am on Weston Village Hall car park.
- The Village Fete was to take place on Saturday 13 June 2009.
- The Church Fete had been cancelled. Instead there would be an Open Garden Event on 11 and 12 July 2009.
- Discussion took place regarding the allocation of future projects to Parish Councillors with relevant expertise.
 - **RESOLVED** – Parish Councillor Hopkin advised that he would make further enquiries regarding the Village signs.
 - **RESOLVED** – That the Clerk compile a list of all outstanding matters.

- The Clerk circulated the 2009/10 Parish Council meeting dates which were agreed as:

Tuesday 10 March 2009, 7.00 pm Gayton Village Hall followed by
 Tuesday 10 March 2009, 8.30 pm Gayton Annual Parish Meeting
 Tuesday 14 April 2009, 7.30 pm Weston Village Hall Meeting Room
 Tuesday 12 May 2009, 7.30 pm AGM Weston Village Hall Meeting Room
 Wednesday 20 May 2009, 7.30 pm Annual Parish Meeting Weston Village Hall
 Tuesday 9 June 2009, 7.30 pm Weston Village Hall Meeting Room
 Tuesday 14 July 2009, 7.30 pm Gayton Village Hall
 August – no meeting
 Tuesday 15 September 2009, 7.30 pm Weston Village Hall Meeting Room
 Tuesday 13 October 2009, 7.30 pm Weston Village Hall Meeting Room
 Tuesday 10 November 2009, 7.30 pm Weston Village Hall Meeting Room
 Tuesday 15 December 2009, 7.30 pm Weston Village Hall Meeting Room
 Tuesday 12 January 2010, 7.30 pm Weston Village Hall Meeting Room
 Tuesday 9 February 2010, 7.30 pm Weston Village Hall Meeting Room
 Tuesday 9 March 2010, 7.00 pm Gayton Village Hall followed by
 Tuesday 9 March 2010, 8.30pm Gayton Annual Parish Meeting

Public Participation

140. The following matter was raised:

- Discussion took place relating to the footpath from Wellyards to Old Road. It was noted that the hedge was in need of cutting as it was difficult for pedestrians to walk along the footpath, especially if they had umbrellas or pushchairs. **RESOLVED** – That the Clerk contact the resident concerned and request that the hedge be maintained.

Reports

141. The following were noted:

- PC Mark Napier was not in attendance to present the Police report to the Parish Council, which the Clerk circulated. Parishioners were advised to report any incidents on the new non-emergency Police telephone number of 0300 123 4455.
- The Clerk advised that she had received, from Stafford Borough Council, the consultation document 'Stafford Borough Local Development Framework – Issues and Options'. She advised that there were various consultation dates at venues throughout the Borough. On Tuesday 10 March 2009 there would be one held at the Memorial Hall, Hixon between 2.00pm – 8.00pm.

Developments

142. No planning applications had been received for the Parish Council to comment on.

143. The Parish Council received a presentation from the Design and Planning Executive of Wimpey's, and the Land Manager of Wimpey's, in relation to the future plans for the site at Salt Works Lane, Weston. The following points were discussed:

- The current economic climate was showing no signs of improvement and therefore Wimpey had, unfortunately closed 39 of its regional UK offices and reduced their staffing levels. The Company was now looking closely at its entire development portfolio. This included selling land at mothball sites and re-planning other sites.
- The current sales rate had affected the economic viability of Salt Works Lane and therefore it was proposed to re-plan the Salt Works Lane site. This would involve substituting commercial units with a residential scheme.
- Wimpey acquired the site in 2006 and the mixed use development was approved in November 2006. Landscaping was approved in June 2007. Thereafter condition 6 was revisited and in June 2007 an

application was made to vary condition 6, due to some land contamination and the need to try and establish residential units on the site.

- Planning refusal was decided in August 2007 due to there being insufficient information submitted. This planning application had been for 13 additional dwellings, however the marketing report was not robust enough.
- A second planning application to vary condition 6 was submitted and granted in November 2008, to build 20 residential properties.
- Following approaches to marketing agents, the Company were advised that there was not the demand for the live/work Units in this area. There was no demand for the commercial element at the site and therefore Wimpey proposed to re-plan the site.
- The re-planning would involve building and occupying 20 dwellings at Phase 1. The planning application had not yet been submitted but was available at the meeting for the Parish Council to view. This proposal would remove all commercial and live work units. There would be 104 residential plots. These would consist of blocks of six 1 and 2 bed apartments, 23 x 3 bed semi detached and 34 x 4 bed units.
- The proposed scheme reverted to the traditional layout and it was proposed to enhance the elevations. The Parish Council noted that the landscaped area at the re-planned site had actually reduced.
- Discussion took place regarding the natural landscape strip by the canal which should be enhanced, and the build line should also remain.
- Discussion also took place regarding the canal basin. It was reported that discussions were ongoing with British Waterways. It appeared that in the new planning application the walking area around the basin was closer to the gardens of the adjacent properties, and that the basin had all but gone.
- Also, the new plans appeared to show that the open spaces and footpaths that had been proposed would be built on.
- The Parish Council advised that it wanted to ensure the Villagers had access to prime areas including the canal side and were able to walk around all areas of their Village. It was important to enhance the area.
- The Parish Council asked if the re-planning would lead to cheaper houses being proposed at the site. The Wimpey representatives advised that there would not be a drastic reduction in the cost of the units, however they would cost less than the originally proposed bespoke units. The Parish Council were advised that the proposed scheme would give the development the best chance of success.
- Discussion took place regarding comments that had been received about the lack of ensuite facilities in the proposed units, and the overall cost of the units.
- Concern was expressed in relation to the increase in the density of the site at the expense of the open space areas. It was agreed that green space was vital to the local area.
- It was agreed by the Parish Council that the proposed plans would meet with a great deal of opposition from the Village.
- It was also noted that the increase in the number of proposed residential units would lead to an increase in traffic in the area. There would also be a knock on effect to the local school, due to the influx of children at the site.
- Discussion took place regarding the Section 106 money, which was currently with Stafford Borough Council.
- The Wimpey representatives were thanked for their presentation to the Parish Council.

144. **RESOLVED** – (a) That Borough Councillor Mrs. Beatty have discussions with John Holmes regarding the development, and (b) That Wimpey's forward the figures on the anticipated effect on the school, and the local road network, due to the proposed increase in the number of residential units at the site.

Policy

145. Parish Councillor Mrs. Martin circulated a copy of a Parish Plan for the Parish Council's attention. It was noted that there was a great deal of information in the Parish Plan. **RESOLVED** – That Parish Councillor Gilbert make enquiries regarding possible funding towards Parish Plans.

Property

146. The following matters were discussed:

- Weston Village Hall.
 - Parish Councillor Critchlow confirmed that the planning application for the improvements to Weston Village Hall had been submitted to the Borough Council.
 - The Parish Council were advised that a letter had now been received confirming the £17,500 grant.
 - It was noted that a meeting would be arranged with the Village Hall Management Committee to discuss the final arrangements and that work would commence on the toilets initially. **RESOLVED** - That Parish Councillor Critchlow update the Village Hall Management Committee.
 - Discussion took place regarding a letter that had been received from Weston Wombats regarding their requirements under Ofsted to use Weston Village Hall as single occupants. **RESOLVED** - That Parish Councillor Critchlow speak to Weston Wombats regarding the proposed arrangements for the new Village Hall layout.
 - Discussion took place regarding quotations for the proposed building work. **RESOLVED** – That Parish Councillor Critchlow obtain the necessary quotations.
- Land at Old School Close, Weston.
 - Parish Councillor Critchlow advised that he had received the Land Registration documents and **RESOLVED** – To ensure that the covenant was in the contract prior to the same being signed.
- Spencer Close, Weston.
 - Parish Councillor Mrs. Brook advised that she had distributed 12 questionnaires and had received 5 completed ones back. Comments included in the completed questionnaires included: removing shrubs, the grass under the trees, cutting of the middle tree, pruning the trees, painting the seats and mowing and tidying the area. **RESOLVED** - That Parish Councillor Mrs. Brook write to Stafford and Rural Homes advising what the residents in Spencer Close had requested.
- Multi Use Games Area (MUGA).
 - It was noted that the MUGA had been included in the Village Hall planning application submitted to Stafford Borough Council.
- Memorial Sign for Tom Tavernor.
 - Parish Councillor Critchlow advised that he was to have discussions in relation to the sign.
- Notice Boards.
 - It was reported that there had been a number of phone calls, mainly positive, and an email all commenting on the siting of the Notice Board by Weston Village Green. Discussion took place in relation to the location of this notice board and the need for it to be in a prominent location as it was for all of the Village Organisations to access and display local information. **RESOLVED** – (a) That the Parish Councillors log all comments relating to the location of the notice board, and (b) That Parish Councillor Critchlow draft a response to the email.
 - It was agreed that shrubs and/or planters might look attractive around the notice board in the Spring.
 - It was suggested that an antique map of the Village might look rather attractive on the back of the notice board.
 - Parish Councillor Critchlow advised that the Gayton Notice Board would be erected in the near future.
- Weatherproofing the old benches.
 - Discussion took place in relation to weatherproofing the old benches. It was agreed that the best time for this to take place was in the early Spring, however the Parish Council were unable to do this themselves as the benches were the responsibility of the Trust.
- Wish List.
 - Discussion took place regarding the Wish List and it was noted that there were still proposals on the Wish List, which the Parish Council could revisit.

Parish Council Web Site

147. Parish Councillor Kirby advised that Parish Council that he had made the necessary arrangements to change the web host, as agreed by the Parish Council. He was in the process of updating some details on the website. **RESOLVED** – That Parish Councillor Kirby include a link to the Gayton web site.

Public Rights of Way

148. The following matters were discussed:

- Discussion took place regarding the parking of vehicles in Weston. **RESOLVED** – (a) That Parish Councillor Hopkin send a letter to the local residents in relation to the parking of their vehicles, and (b) That Parish Councillor Mrs. Brook ask PCSO Neil Williams to speak to members of the public regarding the parking of vehicles.
- Gayton bends. Parish Councillor Gilbert reported on Wadden Lane, the main route into Gayton from the A51. It was noted that there had been a number of near misses along this narrow stretch of road during the last few months. It was requested that warning signs be placed at either end of Wadden Lane advising that it was a narrow lane with passing places. **RESOLVED** - That the Clerk make this request to Highways.
- Discussion took place in relation to the letters received from Mr. Ian Knott, Chairman of the Woolpack FC, and Mrs. Gill Titley, resident of Weston, in relation to the amount of dog dirt on Weston Village Green and the local footpaths. This was a most serious matter as it was extremely unhygienic and posed a health risk to everyone in the Village, especially the children who played on Weston Village Green and the surrounding area. It was noted that there were fines for failing to clean up after your dog. **RESOLVED** – That the Clerk (a) Ascertain information on dog fouling signs, (b) Advise the Dog Warden and ask her to visit the area, (c) Ascertain details of the current fines, and (d) Ascertain if John Hicks, who undertakes annual reports on the play equipment has any advice.

Best Kept Village

149. Discussion took place regarding arrangement for holding a Village Meeting to discuss the 2009 BKV Competition. Parish Councillor Mrs. Brook had made enquiries about the availability of Weston Village Hall. **RESOLVED** - That Parish Councillor Mrs. Brook book the Village Hall for the meeting towards the end of March, and circulate details of the time and date, for inclusion in Compass, on the web site and on the notice boards.

Finance

150. The Clerk reported on the monthly Statement of Accounts/Receipts and Payments and record of Clerks hours worked. The Current Account balance of £1,000.00 and the Reserve Account balance of £4,579.79 were noted, and the following accounts presented for payment:

Clerk's salary February 2009	289.77
Clerks travel (124 miles x 0.52p)	64.48
Clerks phone calls, emails, etc (15x 32p)	4.80
Broadband connection February	7.66
Handyman Salary February 2009	200.00
Pickering Plant Hire	46.00
Stafford Borough Council – Civic Visits	92.20
Petty Cash	35.00

151. In addition the following accounts were approved:

Architect Fee	675.00
Stafford Borough Council –Planning Fee	167.80
Mr Alan Hopkin – Christmas Lights	120.69
Community Council of Staffordshire BKV	17.15
John Donaldson - fixing notice boards	292.00

152. Discussion took place regarding the Handyman, his duties and time sheets.

153. The Clerk presented details of the Concurrent Function for 2008/09. She advised that Weston Parish had spent their allocated Concurrent Function money of £1,130.00. Gayton Parish had been allocated a Concurrent Function of £219.00, and had, to date spent £89.00, on Gayton Civic Amenity Visits, leaving a balance of £130.00 to be allocated before 31 March 2009, otherwise it would have to be returned to Stafford Borough Council.

154. A letter had been received from St. Andrew's Church, Weston asking whether the Parish Council would be able to assist the Church with a project that was proposed. This included changing the front of the Church slightly to enable disabled access. The cost of the project was expected to be in the region of £1,200.00. Parish Councillor Hopkin declared an interest in this item.

155. The Clerk reported on and circulated information on the Precept and Concurrent Function for 2009/10. Discussion took place on the figures and the Parish Council agreed that it required the full Concurrent Function monies for 2009/10: Weston £1,164.00 and Gayton £226.00. The Parish Council also agreed that it required a Precept of £10,893 for 2009/10.

156. **RESOLVED** – (a) That the monthly Statement of Accounts/Receipts and Payments, and record of Clerks hours worked be approved, (b) That Parish Councillor Critchlow view the recent Handyman time sheets, (c) That the Clerk place the Gayton Concurrent function monies 2008/09 as an item on the agenda for the March Parish Council meeting, (d) That the request for financial assistance from St. Andrew's Church, Weston be discussed further at the March Parish Council meeting, and (e) That the Clerk advise Stafford Borough Council accordingly of the Parish Council 2009/10 Precept and Concurrent Function requirements.

Correspondence and Other Matters

157. The Clerk reported on the following correspondence:

- Stafford Borough Council Sundial.
- Staffordshire and Stoke-on-Trent Archive Service – From Time To Time.

Items for the next Parish Council meeting

158. The following items were agreed for discussion at the next Parish Council meeting:

- Handyman.
- Gayton concurrent function.
- Grants.
- Asset Register.

Date of the next meeting

159. The next Parish Council Meeting was to take place at **7.00pm on Tuesday 10 March 2009 in Gayton Village Hall.**

**COLIN CRICHLLOW
CHAIRMAN**