

CHURCHILL AND BLAKEDOWN PARISH COUNCIL

Minutes of the Meeting of Churchill and Blakedown Parish Council held on Wednesday 18th March 2015, in the Pavilion, Blakedown Sports Centre, Birmingham Road, Blakedown.

PRESENT: Cllr P A Dearden (Chairman), Cllr Mrs. S Cartwright, Mrs. S Fowler, Mrs. P Hayward, Cllr B Humble, Cllr R Keys, Cllr J W Long and Cllr R J Shade

In attendance: Angela Preece, Clerk to the Parish Council and 58 members of the public

1. Chairman's Opening Remarks: The Chairman welcomed Council members and members of the public to the meeting. In relation to the planning application at The Swan public house, he reminded members of the public that the Parish Council makes comments in relation to planning applications after listening to resident's views, those comments must be material planning considerations and not personal comments. The Parish Council does not make the planning decision, it is the responsibility of the planning authority. Residents were reminded that they can make their own comments direct to the planning authority.

2. Apologies for Absence: Apologies were received and accepted from Cllr B Pitt and County Cllr S Clee.

3. Declarations of Interest: Cllr S Cartwright declared an Other Disclosable Interest in agenda item 14a) planning application 15/0129/FULL for which a valid dispensation had previously been granted. Cllr J Long declared a Disclosable Pecuniary Interest in agenda item 14a) planning application 15/0129/FULL and confirmed that he would leave the room when the agenda item was debated.

No other interests were declared by Councillors other than those previously declared.

4. Community Policing: PCSO Niall Ryland provided the Police Report. There had been three incidents since the last report was issued. There had been two burglaries at non-dwellings, one incident took place 15/16th March, a garden shed was broken into and power tools stolen. On the 7th March there was a burglary from a shed in Brookside Way. There had been a couple of anti-social behaviour reports regarding the reckless driving of cars on the Millennium Green car park towards the end of February/beginning of March 2015.

The meeting was adjourned for **Public Question Time** notes of which are appended to these minutes

5. Dispensation Requests: The Clerk confirmed a valid dispensation was still in place for Cllr S Cartwright for agenda item 14 a) 15/0129/FULL Car Park at The Swan planning application

6. Reports from County and District Councillors: No reports received

7. Minutes: The minutes of the Parish Council meeting on the 18th February 2015 were approved subject to one amendment.

8. Lengthsman Report: Currently working on refurbishing the benches and fixing name plaques, completed benches are looking very good. Some bins might need re-locating as usage is assessed. Some of the lettering appears to be coming off the litter bins and will be looked into further. Local residents are giving excellent feedback on the bins and the provision of dog bags.

Cllr Hayward asked about grass cutting on Churchill Memorial. Mark Jones advised that the drain has been destroyed by heavy goods vehicles on Churchill crossroads and he is also looking at refurbishing the bus shelters.

Cllr Long provided a list of the locations where grass cutting is carried out in the Parish and who has providing that service. Members agreed to enter into an agreement with Wyre Forest District Council to take over the grass cutting which they are currently doing for an initial twelve month period.

9. Car Park: The car park is currently not being maintained. Clerk asked to write to Wyre Forest District Council to see if they wish to transfer the car park, which is registered as a community asset, to the Parish Council or lease for a peppercorn rent.

10. Signal Box: Members agreed to adopt the constitution of the Charitable Incorporated Organisation called The Churchill and Blakedown Villages Trust. The Norman Dawson Trust will then consider an application for funding and it is hoped this will be on the agenda for their meeting on the 13th April 2015. Additional sources of funding would be looked at if necessary. Alternative site for storage of signal box has been found should it be needed.

11. Housing Needs Survey: Clerk asked to chase up report.

12. Neighbourhood Plan: Meeting taken place this afternoon to look at the first draft of Neighbourhood Plan, a few amendments have been requested. When the revised copy is received, a copy will be sent to Maria Dunn and copies can circulate around the village. Questionnaire will be circulated with next newsletter., replies can be brought to the Annual Parish Meeting. More grant funding is needed for the next stage.

13. Reports for information: a) Parish web site: Page added to website for information on The Swan planning application. b) Blakedown Station update: There is a software issue which is currently being worked on to resolve crossing issues. There is no possibility of a footbridge being built at the present time.

14. Planning and Development Control:

a) Planning Applications Received

Cllr Long left the meeting at 10.01 p.m. whilst application 15/0129/FULL was debated

15/0129/FULL: CAR PARK AT THE SWAN, 9 BIRMINGHAM ROAD, BLAKEDOWN

Churchill and Blakedown Parish Council strongly objects to the planning application on the following grounds. The application is contrary to the following policies:

Site Allocations and Policies Local Plan (Adopted July 2013)

- Policy SAL.GPB3 – Protecting and enhancing Local Retail Services. This development will result in the loss of two businesses, The Swan public house and the ‘Crumbs’ the village shop, in which the Post Office is located.
- Policy SAL.PFSD1 – Presumption in favour of sustainable development. This application will not contribute to the economic, social and environmental well-being of the area.
- Policy SAL.DPL11 – Community Facilities. The application does not meet this criteria and will result in loss of community facilities.
- Policy SAL.UP6 – Safeguarding the Historic Environment. This application would not safeguard the historic environment, it would destroy it.
- Policy SAL.UP7 – Quality Design and Local Distinctiveness. The proposal does not meet the requirements of this policy, the materials and design do not fit in with the character of the site. The Yew Tree in the grounds of the car park would not be safeguarded and is a distinctive feature of the site.
- Policy SAL.CC2 – States proposals involving the development of car parks will be considered on a site-by-site basis. The proposal provides insufficient parking for the public house and there is inadequate space for service vehicles to manoeuvre. There is no scope of off-site parking being that

the A456 is an extremely busy road. There is huge concern regarding increased traffic movements, access and egress from the site and any traffic spill causing inappropriate parking on the A456.

Core Strategy (Adopted December 2010)

- Policy DS04:4 – Rural Regeneration states the network of shops and public houses will be safeguarded. This application is contrary to that statement.
- Policy CP07 – Delivering Community Wellbeing states the Council resist the loss of any community, services and facilities including rural public houses. This application would result in the loss of the shop and The Swan which is contrary to this

Heritage Asset

The Swan is a locally listed building with an historic well within the grounds and the design of the proposed store will be out of keeping with the character of the site. The Swan would become unviable as a public house.

Churchill and Blakedown Parish Council also objects on the following planning material considerations

- Refusal of planning application 07/0920/TREE to fell one Yew Tree on site
- Overlooking/loss of privacy for residents
- Visual amenity
- Inadequate parking/loading/turning of vehicles
- Highway safety
- Traffic generation
- Road Access
- Noise and disturbance resulting from use
- Loss of trees
- Effect on locally listed building
- Design, appearance and materials

In addition nearly 60 residents attended Parish Council meetings in February and March 2015 to express in the strongest terms their objection to this application. They feel it is not in keeping with the site, there is a Tree Preservation Order on two trees on the car park, they are concerned about traffic issues and they feel very strongly that this application, if granted, will effectively close the local shop and also The Swan public house. They do not want this development to go ahead and believe the application to develop the site is to provide services to passing trade and not the local residents of Blakedown.

Cllr Long rejoined the meeting at 10.28 p.m. to take part in the debate for the following applications

15/0138/FULL: BAYTREE HOUSE STAKENBRIDGE LANE, CHURCHILL

No objection

15/0121/FULL: LAND OFF STAKENBRIDGE LANE, STAKENBRIDGE, CHURCHILL

No objection

b) 15/0017/TCA St James the Great Church, Churchill

Work has been completed.

15. Financial Report and Payment of Accounts:

a) Members noted bank balances at 12th March 2015

- b) Members approved payments as per the list with the addition of £602.24 to Mark Jones for Lengthsman, Wyre Forest contract and Handyman work.

16. Land adjacent to 77 Belbroughton Road, Blakedown: Clerk asked to obtain update on current position

17. Highway and Street Lighting Matters: All faults reported.

18. Churchill War Memorial: Work still in progress by Cllr Keys for grant application. Clerk asked to check why registration of ownership of village green was refused.

Cllr Keys left the meeting at 10.30 p.m.

19. Sports Committee: Remove from agenda for present time.

20. Parish Council Elections Thursday 7th May 2015: Candidates election packs will be issued at briefing session taking place on 23rd March 2015.

21. Correspondence Report: Correspondence report issued with the agenda was noted.

22. Clerks Report: The Clerks report issued with agenda was noted

23. Councillor's Reports and items for future agendas: None.

24. Date of Next Meeting: 15th April 2015 at 7.30 p.m. in the Pavilion, Blakedown Sports Centre, Birmingham Road, Blakedown

The meeting closed at 10.40 pm.

Dated this 15th April 2015

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Chairman to Churchill and Blakedown Parish Council

Notes of Public Question Time

Cllr Long remained in the meeting to listen to public comment but confirmed he would leave the room when the agenda item was debated.

Planning Application Car Park at The Swan, 9 Birmingham Road

Chartered Town Planner John Jowitt of PJ P Planning outlined the representation he would be making to the Planning Authority and provided written copies of his report to Members and local residents.

Points Raised by Local Residents

1. A total of 58 residents present at this meeting, will the Parish Council please consider the residents views when they put their objections together
2. Recently moved to village, purposely chose to move here, will have significant impact on village. Will be extremely disappointed if this goes ahead
3. Concerns regarding traffic especially children walking to School and past The Swan into the village.
4. Extremely difficult to cross the road
5. Calculations the Co-operative applied to another similar site were that they would need 44 customers per hour to create profits, multiplied by the number of trading hours that would equate to an additional 4,900 vehicle movements in the car park per week, which would be extremely dangerous. Residents living opposite would not be able to exit the driveway from their properties.
6. 30mph speed limit on road is currently not well policed, there will be chaos if the traffic is increased
7. Concerns with possible anti-social behaviour. No issues at present because the car park is managed by the tenants at The Swan. Application states the car park will be unmanaged
8. The vehicle activated sign outside the car park of The Swan is permanently activated with speeding traffic from Kidderminster direction as it is, increased volume of vehicles turning off the road would be an accident waiting to happen
9. Concerns from new resident that the village environment will be changed and there will be people managing a business in a location they don't live in. We should be supporting local people.
10. Issues with signs and lighting from the proposed development
11. Local Plan states sales of food and drink must not have adverse impact on local amenities, light, litter and odour are all covered by the Local Plan
12. Concerns regarding cheap drink being available and attracting anti-social behaviour at night time.
13. Fear of crime is a planning issue, the car park would be divided into an area for The Swan, an area for the proposed shop and the middle part would be joint use.
14. This application would put Crumbs out of business. This business provides services that the Co-op will never provide and is of important community value.
15. Will not be village amenity, this is to attract passing trade.

Cllr Hart addressed the meeting, by invitation, and outlined planning committee procedures for the benefit of local residents.

16. MP Mark Garnier has been very supportive to the tenants of The Swan

Cllr Long left the room 8.15 p.m. before the planning application was debated.

The Chairman explained the procedure for collating the Parish Council objections which would be done after

the meeting and submitted to the Planning Authority and encouraged residents to send in their objections individually. A representative from the Parish Council will be addressing the planning committee.

Cllr Long re-joined the meeting at 8.30 p.m.

The Chairman called the meeting to order and continued with other items under Public Question Time.

Other issues reported

1. Dropped kerb at bottom of Gladstone Place
2. Road is breaking up outside School in Birmingham Road - potholes
3. Footpath 513a off Birmingham Road, sign has been cut down
4. Village Green slabs are uneven
5. Trees have been cut down at Blue Hoots
6. Grass verge destroyed in Station Drive
7. Increase in problems with dog fouling
8. Dog being let off the lead in the children's play area
9. Footpath from Blakedown to Park Hall - overgrown hedges