

MARCHINGTON PARISH COUNCIL

MINUTES OF MEETING

Held on: Tuesday 11th August 2015 at 7.30 p.m.
At: Marchington Woodlands Village Hall

Present: Chairman Cllr. Paul Nixon
Cllrs. Richard Ford, Gordon Whitehead, Ian Morgan, Darron Hayes, Andrew Mann, Reg. Husey Brian Darby and Julia Hayhurst.
Mr Mick Marrison
Parish Clerk Mrs L. Hoptroff
Ward Cllr. S. Smith for part.

ACTION

<p>1.</p> <p>2.</p> <p>3.</p> <p>4.</p> <p>5.</p> <p>6.</p> <p>6.1</p> <p>6.1a</p>	<p><u>APOLOGIES:</u> None</p> <p><u>DISPENSATIONS:</u> Cllrs Husey, Whitehead, Morgan, Mann and Ford registered an interest in the request for a grant from the Village Shop.</p> <p><u>PUBLIC PARTICIPATION:</u> Mrs Liz Morgan addressed the councillors with a request for a grant to enable the village shop to purchase new fridges. She circulated various financial documentation and explained in great detail the need for the shop to continue as a service to the community of the village.</p> <p><u>MINUTES OF MEETING ON 14th June 2015:</u> Minutes accepted. Proposed: Cllr. Husey Seconded: Cllr. Whitehead</p> <p><u>MATTERS OF REPORT/DISCUSSION OF PUBLIC PARTICIPATION</u> None</p> <p><u>PLANNING:</u> <u>Planning Applications Received:</u> <u>P/2015/00266</u> – Erection of 16 dwellings, formation of new access to Jacks Lane and associated open space (Amended drawing and information relating to the site layout, archaeology, ecology and flood risk – received 16th July 2015). Land at, Jacks Lane, Marchington. The Parish Council agreed to make the following comments: Firstly the Parish Council wish to put on record that all previous correspondence to ESBC regarding this application still stand and they wish it to be taken into account when the Application recommendation is made and included in any Planning Committee documentation.</p> <p>1. Conservation Area Appraisal: This document has recently been completed by ESBC and the Parish Council does not consider that the planning application reflects the importance of the conservation area. For example Plot 11 is now abutting the conservation area; it is the opinion of the Parish Council that this house is situated far too close to the Conservation Area. In the plan they highlight that Trees/Poor quality self-seeded vegetation to be removed. Those so called Trees/Poor quality self-seeded vegetation is what conservation areas are all about, they house an abundance of wildlife and are the heart and soul of rural fields. They should not be removed on the whim of a developer to make his development look aesthetically pleasing. The developer has shown an internal road on the development from Plot 7 to Plot 10 this does not “preserve and enhance” the adjoining Conservation Area, they have also marked a so called road for “Maintenance Access for retained field”, this gives them the option to have a right of way/road through the conservation area to the retained field for future development. The Parish Council wish this maintenance access to be deleted from the Plan or a condition attached that it shall only ever be used as a maintained access for agricultural vehicles and not cars/lorries etc. The revisions to the Conservation Area Appraisal contain the following statements and the Parish Council feel these statements must be taken into account when deciding this application:</p>	<p>Clerk</p>
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Page 5. 3.3 The general features that provide Marchington with its locally distinctive character and the special interest can be summarised as follows:

- Low, sunken lanes with high hedging and overhanging tree cover.
- The dark orange- red brick and dark grey clay roof tiles as building materials for the area, with occasional variation.
- A wealth of statutory listed buildings and high quality buildings of local relevance, given the village size.
- Overall unfussy elevations, with plain detailing; and steep roof pitches. Exceptions such as Marchington Hall are a unique and notable influence on the village.
- Tightly enclosed streets, including dwellings set at the back of the pavement and orientation of dwellings to place gable at pavement edge.
- Plentiful landscaping across the village, creating soft rural character.
- Distinct topography rising and falling around the village and its gateways.

Page 8. Marchington is characterised by a dispersed settlement pattern and by at least the late 18th century was focused along several lanes: Church Lane, The Square, High Street and much of Bag Lane. The densest concentration of housing occurred along the High Street/The Square axis where several 16th and 17th century properties survive including a number of former farmsteads which contribute to the rural character of the settlement. A small green and Marchington Hall, dating to 1690, form an important focus at the northern end of this axis. A number of historic buildings also survive to the east adjacent to St Peter's Church on Church Lane. An area of earthworks, interpreted as possible house platforms, were reported as lying to the north of the church suggesting possible settlement shift although there is currently no evidence to support when this may have occurred.

Page 9. The settlement was associated with a medieval open field system, whose remnants are fossilised within the modern landscape in the form of ridge and furrow earthworks and the well preserved enclosure pattern. **Note this may not be archaeologically scheduled but the CAA acknowledges its importance in terms of the Conservation Area.**

Page 28 9.1 Some of the new build properties have been large so it is important that future development takes account of the existing scale and form of the village.

2. **Balancing Pond:** The Parish Council do not like this, it certainly would not be "a focal point feature to the gateway into Marchington" and would not provide a "duck pond feel" as stated in the Design and Access Statement. The revised version of this is now somewhat steep and deep and is linked with a piece of artificial looking green space which would not reflect the character of the village. What it would be is an eyesore and breeding ground, wet in the winter and dried up in the summer, no-one can predict how much water the pond would retain before draining way into the system and therefore it is an unknown entity that could well become an expensive problem for either the developer or the Parish Council dependent on a referred-to maintenance plan the likes of which we have not yet seen.
3. **Jacks Lane boundary:** The proposals of the Jacks Lane frontage is totally unacceptable, the removal of ancient bank and hedge line (characters of the village) to be replaced with brick walls and twigs (as we have seen following other developments in another area of the village, that the Parish Council feel are still not in accordance with planning conditions) is totally out of character of the village especially at the Gateway.
4. **Type of houses:** The amended plan is still advocating large detached properties, which is not what residents of Marchington are asking for as proved in feedback on the questionnaires produced during the Neighbourhood Plan process. No consultation with residents, no exhibitions were held, how have William Davis decided this is best for Marchington or has it been decided on profitability. The style and type of housing should this application be granted must be in keeping with existing houses and lead by residents not the developer.
5. **Flooding:** The Parish Council still do not believe that enough research, study and

	<p>consultation had been made with Severn Trent Water on the effect of such a development on the Sewage and Flooding hotspots in the village, all of which will be adversely affected if this development goes ahead.</p> <p>Finally the Parish Council request that this application be refused until the Neighbourhood Plan process is completed. The Neighbourhood Plan is seeking to identify the best scheme to accommodate the housing allocation as stated in the Local Plan. It is also taking into account the wishes and views of residents in Marchington (localism).</p> <p>6.1.b <u>Planning Application P/2015/01026</u> - Erection of a general purpose agricultural building at Cliff Grange, Marchington Cliff, Marchington Woodlands, ST14 8ND. The Parish Council agreed to make the following comments:</p> <p>East Staffordshire Local Plan Saved Policy NE states that outside development boundaries new development will not be permitted unless it is essential for the efficient working of the rural community.</p> <p>The proposed building will not improve the economic, social and environmental conditions of the area.</p> <p>The building would occupy a prominent position which would have an adverse effect on the character and appearance of the rural location when viewed from and along the neighbouring roads.</p> <p>The Statement of Agricultural Need indicates that the need for the building is not just for Cliff Grange but other agricultural areas some distance away e.g. Sudbury. Therefore, a building the size proposed would not be necessary for the potential stocking rates at Cliff Grange.</p> <p>The Statement of Agricultural Need paragraph "Vehicle and other Movements" appears to contradict the paragraph "Access, highways, parking and circulation requirements" as the stocking rate at Cliff Grange has very limited potential on 2.36 hectares.</p> <p>Any piglet production may produce smells which may not be acceptable to the nearby properties,</p> <p>The boundary location plan for Cliff Grange does not concur with the Land Registry Title plan, in that a strip of land to the south against Thorney Lanes is not included. As a recent new access has been created on to Thorney Lanes does the applicant intend to use this as access to the new building (if approved) as opposed to the private entrance shown as being the access on the application?</p> <p>Should ESBC decide to approve the application the parish council would wish the following conditions be applied?</p> <ol style="list-style-type: none"> 1. The building to be used solely for the storage of animal feeds, livestock and the storage of one tractor and trailer. 2. The land to be used only for livestock grazing. 3. Access to be off Forest Road as shown on application. 	<p>Cllr. Hayes</p>
<p>6.2 6.2.a 6.2.b 6.2.c</p>	<p>Decision Notices Received:</p> <p><u>P/2015/00714</u> – Listed Building Consent for the retention of a wood burning stove, flue pipe and removal and reposition of a partition walls at Apple Tree Barn, High Street, Marchington, Staffordshire. ST14 8LD. Permitted</p> <p><u>P/2015/00639</u> – Erection of a first floor side extension at Church Farm House, Hodge Lane, Marchington Woodlands, Staffordshire, ST14 8PE. Permitted.</p> <p><u>P/2015/00861</u> – Application under Section 73 of the Town and Country Planning Act 1990 for the continued use of two holiday lets without complying with Condition 7 of planning permission CU/17531/006 dated 11th October, 2001 to allow the buildings to be occupied as permanent residential accommodation Outbuildings to Dambridge Farm, Marchington Woodlands. Permitted.</p>	
<p>6.3 6.4</p>	<p>Planning Committee Meeting Notices: None</p> <p>Neighbourhood Planning: Cllr Mann explained in detail the stage the Neighbourhood Plan was at and the work carried out since the last meeting by the Steering Group and Consultant Clive Keble. This was discussed in detail. A list of dates for Steering Group meetings and the need for an interim Parish Council meeting were discussed and agreed. Clerk to forward a list of the dates to all councilors when the hall had been</p>	<p>Clerk</p>

6.5	booked. Local Plan: The clerk explained that it was necessary for the Parish Council to comment to the Main Modification's requested by the Examiner from ESBC and their responses to him. The Chairman read an email and comments from Clive Keble and it was agreed the clerk would submit these comments via the appropriate form.	Clerk																																							
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8.	Proposed: Cllr. Hayes Seconded: Cllr. Ford <u>PROPERTIES/GROUNDS:</u>																																								
8.1	<u>Silver Lane, Marchington:</u> Cllr. Husey made his report in detail. This was discussed. The clerk informed the Cllrs. the lower branches by the new kissing gate had been cut back.																																								
8.2	<u>David Share Memorial Playground, Forestside and Football Pitch:</u> Cllr. Husey also gave a report in detail that was also discussed.																																								
8.3	<u>Green Lane:</u> The clerk was asked to chase Bloomin' Gardens regarding the removal of the tree.	Clerk																																							
8.4	<u>Village Hall:</u> The clerk informed the cllrs. that the planning application for the porch would be submitted this week and the fee would be £97.50 paid by the Parish Council as previously agreed. Cllr. Mann reported that the floor had now been sanded and polished.	Clerk																																							
9.	<u>HIGHWAYS AND GENERAL PURPOSES:</u>																																								
9.1	<u>Highways:</u> The clerk informed the cllrs. she had reported the kerb stones opposite the Church that were coming away following a request from a resident. The chairman referred to the email response from CTC Derby and Burton (previously circulated) regarding the cyclists in the Woodlands.																																								
9.2	<u>Footpaths:</u> Cllr. Morgan reported that the stile in Dingle had collapsed, clerk agreed to report to SCC, Footpaths Dept.	Clerk																																							
9.3	<u>Neighbourhood Highways Team:</u>																																								
9.4	<u>ESBC Enforcement:</u> The clerk shared the response from Enforcement regarding a business in the Woodlands, Cllrs. were not happy about this and it was agreed Cllr. Hayes would contact Enforcement. Clerk to send details.	Clerk																																							
10.	<u>OTHER ORGANISATIONS:</u>																																								
10.1	<u>Police:</u> Nothing to report at present. P.C.'s Boulter and Shepherd did not attend the meeting.																																								
10.2	<u>HM Prison, Dovegate:</u> Cllrs Mann and Hayes reported back on the meeting on Thursday 16 th July, 2015 at the Prison with SCC representatives, Ward Councillor etc.																																								

10.3	Flooding Committee: Nothing to report at present.	
11.	GENERAL:	
	Chairman's/Councillors' Reports:	
11.1	Land at Marchington Woodlands: The clerk reported that this had been taken over by Richard Rayson, SCC and he would arrange a meeting with ESBC/Police.	
11.2	Cricket Club: The clerk informed Cllrs. that it would be a while before this was completed. Cllr. Morgan informed the council that there was interest in a Cricket Club renting the pitch etc. but it was early days and more discussions would be needed before anything could be agreed. This was discussed in detail and Cllr. Morgan agreed to pursue it.	Cllr. Morgan
	Clerk's Report:	
11.3	Forestsides Footpaths and Garage Area: The clerk reported that she had met with Graham Hunt of SCC at Forestside and he had agreed to come to the September meeting to report back.	
11.4	Heart Stop Course: 22nd September 2015: The clerk requested cllrs to remind residents of the course and ask them to contact the clerk to sign up. Chairman to put in Parish Magazine.	All cllrs
11.5	Defibrillators: Cllr. Hayes updated the council on the current position with the Marchington Woodlands defibrillator.	
11.6	Best Kept Village Competition: Cllr. Morgan reported back on the Presentation Evening for the B.K.V. he attended. Marchington were presented with a Highly Commended. Cllr. Morgan agreed to lead the competition in 2016.	
11.7	Emergency Plan: The clerk reported that William Read would attend the September meeting to update new councillors on what an Emergency Plan meant.	
11.8	Solar Farms:	
11.8.a	Doveridge: Unfortunately Cllrs. were unable to attend this exhibition so nothing to report.	
11.8.b	Morton Lane: The clerk reported the documentation for the Section 106 agreement had been cleared by the Solicitor and it was ready for signature. Cllr. Husey agreed to sign the document. The clerk reported that she had discussed the rate with TGC solicitors and it was not usual to negotiate the rate.	Cllr. Hussey
11.8.c	Moisty Lane: The clerk reported that the cheque from Sun and Soil will hopefully be presented in September. As previously voted, it was agreed this money would be passed onto the Village Hall Committee for use in energy efficiency renovations.	
11.9	Noticeboards: Cllr. Mann informed the council that hopefully the new noticeboards would be erected by the end of August.	
12.	NEW ITEMS FOR DISCUSSION: Units 20 & 21 Marchington Industrial Estate – The clerk referred to the letter of objection sent to the Traffic Commission regarding the Goods Vehicle Operator's Licence following the notice in the newspaper. This was discussed in detail.	
13.	CORRESPONDENCE:	
13.1	Marrons Planning (see planning application P/2015/00266) - This was discussed in detail alongside the planning application amendments. It was agreed that the clerk would reply to the letter acknowledging the builder had taken into account the points raised by the Parish Council and residents but further questions needed answering. The email from MDAG was also discussed in detail.	Clerk
13.2	Letter from residents re Marchington Industrial Estate – This email was read out and discussed alongside the new item for discussion Units 20 & 21 Marchington Industrial Estate. Clerk to respond to email.	Clerk
13.3	Letter from the Village Shop – Request for grant – this was discussed in detail with the representative from the shop and later.	
13.4	SCC. – Poster re the Great War – This was previously circulated to Cllrs. Clerk to put poster on noticeboards.20 & 21 under New items for discussion.	Clerk
13.5	Brit European – This was discussed in detail under the New Items for discussion section and the clerk was asked to respond to Brit European requesting more specific details on traffic in and out of the Industrial Estate.	Clerk

<p>13.6</p> <p>14.</p> <p>15.</p>	<p>ESBC – Conservation Area Appraisals – this was previously circulated and noted.</p> <p>ANY OTHER BUSINESS: Cllr. Mann said that he had been asked by Mr. Gibb that Mr. S. Shaw from the boy's football team be given a key to the bollard to enable them to gain entry into the Playground. This was agreed. Clerk gave key to Cllr. Mann.</p> <p>DATE, TIME AND PLACE OF NEXT MEETING: There being no further business the meeting was closed at 10.35p.m. Marchington Parish Council's next meeting is planned for Tuesday 8th September 2015 at Marchington Village Hall. (Please check the agenda in case there are any alterations to these details.) An Extraordinary Parish Council meeting to discuss the Draft Neighbourhood Plan will be on Wednesday 23rd September, 2015 at Marchington Village Hall at 7.p.m.</p>	
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DATED.....