

FULL COUNCIL MEETING
Date: 01 October 2014 commencing at 7.00pm
MINUTES

Present: Cllrs Rowley, (Chairman) Alexander, Mrs Ansell, Mrs, Cooney, Gaye, Grant, Jones, J Martin, Southwell, Stanley

Apologies: Cllrs Mrs Alit, Bowater, Emery, Grocott, Johnson, G Martin, Wilkinson, Williams, Mrs Williams

Action

1 APOLOGIES

1.1 As above

2 DECLARATIONS OF INTEREST

2.1 None

3 MINUTES

3.1 The Chairman asked for approval to the minutes of 2 July and this was seconded by Mrs Ansell

3.2 **RESOLVED:** to accept the minutes as a true record

3.3 The Chairman asked for approval to the minutes of 24 September and this was seconded by Cllr Jones

3.4 Cllr Stanley queried the wording of the minutes but suggested that the matter could be dealt with in the confidential section

3.5 **RESOLVED:** to accept the minutes as a true record

4 MILL GREEN DEVELOPMENT

4.1 Mark Loveday, Giles Membrey, Tess Randels and Bob Keys attended the meeting to give a presentation with regard to the proposed outlet village (by a consortium led by Rioja Developments) at Mill Green

4.2 Mr Membrey advised the meeting that the company had been involved in developing many outlets worldwide eg Budapest, Bratislava, Prague, Swindon, Bideford

4.3 He continued that the idea originated in America and was in no way a discount operation but quality goods being put through a retail outlet rather than simply being discarded or destroyed

4.4 He said his company had identified a geographic gap in the Birmingham area which they felt could be a very profitable location, given its proximity to transport access eg Toll Rd, bus station, rail station

4.5 He said his company was in talks with the Toll Rd to give a discount for shoppers as an added incentive to use the road

4.6 He indicated that the outlet village performance was that of a tourist attraction with the average visitor staying for approximately 5 hours

4.7 He acknowledged that the development was costly but that there tended to be a 60 minute drive time catchment area and that the proposed development was 70 minutes from the nearest existing outlet village

4.8 The location was intended to be a West Midlands destination but which would form a local employment opportunity, for all but experienced managerial staff

4.9 He outlined how his company was contributing to existing highway upgrades along Eastern Way and at Churchbridge to improve vehicular access, which tended to be the preferred mode of transport for visitors (approximately 80% arriving by car)

4.10 The proposed site would feature landscaping both on and off site, 2000+ car parking spaces, 130 units including a cinema and tourist office and 24/7 security

4.11 It was envisaged that the hours of operation would be up to 11pm for the cinema but with shops closing no later than 8.00pm

4.12 For safety, pedestrians would access by an underpass and the cinema, at 2 stories, would be the highest rise building on the site, to reduce visual impact

4.13 He concluded by advising that as this proposal was not contained within the Local Plan it would have to be sanctioned by the Secretary of State but he emphasised the benefits eg job



- opportunities, inward investment and the creation of a significant local amenity
- 4.14 He reiterated that these developments were a partnership between an active landlord and the retailer having a good relationship with its local neighbours to the benefit of all involved
- 4.15 He advised that he anticipated a footfall of 3.5 to 4M visitors equivalent to the site at Cheshire Oaks
- 4.16 The Chairman invited questions
- 4.17 Cllr Jones asked if GM saw any benefit for Rugeley
- 4.18 GM suggested that as a day out destination, it was possible that visitors would also come to Rugeley
- 4.19 Cllr Jones asked for examples
- 4.20 GM had no empirical evidence but had already advised members of the boost to Portsmouth town centre from the arrival of "Gunwharf Keys" one of their other developments
- 4.21 Cllr Jones then asked if there was any proposal to limit the type of shops on site
- 4.22 GM replied that he saw no conflict given the nature of the shops which would be on the development site
- 4.23 Cllr Jones commented that he would still like to see the contractual terms, particularly any restrictions of type of outlet
- 4.23 Cllr Jones was also keen to see local employment and asked about local employment and was advised that preference would be given to local employees, both during the construction and operational phases
- 4.24 Cllr Grant wished to confirm the employment numbers and was advised that the presumption was 800; 2/3 of which would be in the first phase of construction
- 4.25 Cllr Mrs Cooney commented that the project should start as soon as possible because she did envisage any detrimental impact on Rugeley
- 4.26 GM agreed and suggested that the development would promote Rugeley on its site
- 4.27 In response to a further question from Cllr Mrs Cooney, he advised that the project start would be when planning permission was received
- 4.28 He continued that he did not see local opposition but that centres such as Walsall, Wolverhampton and Telford might oppose and the consortium would need to secure 30-35% brand commitment before starting construction
- 4.29 Cllr Gaye asked how long the construction period would be and GM answered that it would be around 18 months
- 4.30 Cllr Martin asked about the effect of HS2 but the general consensus was that this was still at such an early stage, it should not have a major impact
- 4.31 Cllr Mrs Ansell asked if SCC were supportive and Bob Keys answered that Cllr M Winnington was particularly keen to see the project go ahead – describing it as a "win" for Staffordshire

5 PARTIAL COLLAPSE OF BRIDGE OVER BROOK ADJACENT TO WESTERN SPRINGS

- 5.1 Cllr Grant outlined the complex situation at the site with the DC, SCC, EA and landowners all having a part to play
- 5.2 He said the Brereton and Rugeley Forum had been asked by the DC to offer support for their application for Government funds to address the flooding issue and he felt that RTC should also support this initiative
- 5.3 He proposed writing a letter of support from RTC and this proposal was seconded by Cllr Mrs Ansell
- 5.4 **RESOLVED:** to write a letter of support to Cannock Chase Council

Asst Clerk

6 AELFGAR SITE

- 6.1 Members broadly welcomed the Care Home facility and expressed the hope that ultimately the squash courts would be included in the project
- 6.2 There was a slight concern about the proximity of the site to the YMCA but Cllr Stanley was able to reassure members that this situation was much more under control than some years ago
- 6.3 There were also concerns that the elderly could be a financial target
- 7.4 Notwithstanding concerns, Members had no hesitation in delegating the Assistant Clerk to attend meetings of the Care Home Steering Group and report back to Members

Asst Clerk

7 RUGELEY WAR MEMORIAL

- 7.1 There was a need to tidy away the old wreaths from the memorial



- 7.2 Various suggestions were made eg residents could clear, RBL should undertake but Cllr Mrs Southwell commended the DC and suggested contacting them
- 7.3 Members concurred with the proviso that RBL should be involved
- 7.4 The Chairman proposed contacting the DC and asking them to liaise with RBL to clear the memorial which was seconded by Cllr Jones
- 7.5 **RESOLVED:** to write to the DC to ask for a clean up of the site but to ensure that RBL are fully aware of actions taken Asst Clerk

8 THE OLD CHANCEL

- 8.1 Cllr Grant proposed that Cllr Jones would be the ideal candidate to join a trust for the Old Chancel but Cllr Jones declined, being already an active member of the congregation
- 8.2 Cllr Mrs Ansell volunteered to join the trust and other members accepted this PA


9 PENSION POLICIES

- 9.1 Cllr Stanley suggested that this was not a simple matter to deliberate and that more information should be sought from SCC before making any financial commitment
- 9.2 Cllr Jones pointed out that largely the Council was being asked to sanction powers which might or might not be used and may have no financial implication
- 9.3 The Chairman agreed with Cllr Stanley on the need for more information and Cllr Stanley proposed seeking clarification, a proposal which was supported by Cllr Martin
- 9.4 **RESOLVED:** (by a majority vote) to seek further information from SCC Asst Clerk

10 WEBSITE ACCESS

- 10.1 There appeared to be great complexity in the administration of the website although the Rose Theatre element was updated on a regular basis whilst the RTC was not
- 10.2 Members were advised by the Chairman that passwords had been found but it remained unclear who was responsible for what
- 10.3 As the website needed updating it was proposed by the Chairman, seconded by Cllr Jones that there should be a steering committee set up to consider all the issues relating to the website including licensing and ownership
- 10.4 **RESOLVED:** to establish a working group consisting of the theatre administrator, the website designer, the Assistant Clerk to be attended by Cllrs Mrs Cooney
Cllrs Southwell and Jones left the meeting at this point (8.57 pm) Asst Clerk

11 THEATRE SEATING REFURBISHMENT

- 11.1 Members immediately discarded 2 of the 4 quotes before them as they felt it unnecessary to have completely new seats
- 11.2 Of the 2 remaining quotes, Cllr Stanley proposed the higher one as this was a company that was known to them
- 11.3 Cllr Mrs Ansell suggested that known good performance would support the ethos of "best value"
- 11.4 Cllr Stanley was able to assure Members that tender "B" was affordable
- 11.5 Cllr Stanley proposed acceptance of tender "B" and this was seconded by the Chair
- 11.6 **RESOLVED:** to engage the second lowest tenderer – splitting the funding of the contract on a 50/50 basis between the Rose Theatre and RTC Asst Clerk
- 11b.1 Standing Orders were suspended to allow members of the public to speak) and a resident advised of the poor state of Rugeley town centre hard landscaping including eg BT covers which were sinking causing a potential trip hazard
- 11b.2 All shared his concern and the Chairman proposed that a letter be to SCC asking for action, which was seconded by Cllr Mrs Cooney
- 11b.3 **RESOLVED:** to contact SCC to progress the repair/refurbishment of paving in Rugeley town centre Asst Clerk
- 11b.4 Cllr Mrs Cooney advised the resident that Cllrs would closely monitor the situation
- 11b.5 The resident advised that Tesco was being a good neighbour and would sell local lottery tickets in their store
- 11b.6 Another resident asked about resurfacing in Horsefair but all agreed that the resurfacing would
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- 11b.7 be surface dressing rather than reconstruction of the carriageway
Standing Orders were reinstated and because Members were due to discuss financial administration – members of the public were asked to leave at this point

12 FINANCIAL REGULATIONS APPROVED PAYMENTS

- 12.1 Cllr Stanley explained that the procedural change was to allow and annual sanction, by full Council, of recurring payments such that the Finance and Management Committee had delegated authority to deal with them
- 12.2 He continued that this arrangement would only cover payments less £5000
- 12.3 Cllr Gaye asked if there was likely to be much variation in the list and Cllr Stanley replied that the payments were largely routine but there could be small variations
- 12.4 **RESOLVED:** to institute delegated authority for the FMC to authorise routine payments with a value lower than £5000

13 MATERNITY COVER

- 13.1 The Chairman spoke for all present when he alluded to the urgency of this matter
- 13.2 Members were advised that the SPCA would advertise for the Council and Cllr Stanley suggested also contacting the WMPCA
- 13.3 The locum Clerk suggested the Clerk's Society (SLCC) held names of locum clerks and Members agreed to contact them Asst Clerk
- 13.4 **RESOLVED:** to advertise as agreed above and organise a staffing panel meeting for 15th October 2014, which would not be open to members of the public Asst Clerk

NB Although not on the Agenda, members briefly discussed the need to progress the matter of carpets for the Rose Theatre

He suggested the wording change referred to earlier in the meeting should be to the effect that RTC secure a solicitor's letter to accept the offer from GEM carpets with an agreed settlement figure and legal costs to be effected within the timescale suggested

There was an agreed need to call an extraordinary meeting for 8 10 14 to commence at 7.30pm from which members of the public would again be excluded so as not to release any commercially sensitive information

The Chairman closed the meeting at 9.40

05-11-2014

