

NOTICE OF A MEETING OF WALL PARISH COUNCIL

To be held at Wall Village Hall at 7:30 pm on Tuesday 17 March 2020

Members of the public and press are welcome to attend

Email: wallparishcouncil@live.co.uk

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12 March 2020

Dear Councillor

You are summoned to attend a Meeting of Wall Parish Council to be held at Wall Village Hall, Watling Street, Wall, at **7.30pm on Tuesday 17 March 2020** at which the following business will be transacted.



Peter Young
Parish Clerk

AGENDA

1. **Apologies:** To receive apologies and approve reasons for absence.
2. **Declarations of Interest and Dispensations**
3. **Minutes:** To approve the Minutes of the Meeting held on Tuesday 21 January 2020 (**Appendix 1**).
4. **Matters Arising on the Minutes**
5. **Meeting to adjourn for up to 15 minutes for Public Session. Meeting then to reconvene.**
6. **Policing Matters**
7. **District and County Councillors' Reports**
8. **Reports from Chairman, Councillors and Clerk**
Reports on matters, and consideration of correspondence received, including:
 - a. Update on to preparations to commemorate the 75th anniversary of VE Day on 8 May 2020
 - c. Update on arrangements for Village Lengthsman appointment
 - d. Update on preparation of the new Parish Council website.
9. **Highways and Open Spaces**
 - a. Community Payback Team – to note that the Team is currently not available.
 - b. Wall Car Park – to consider means to address use of car park for protracted overnight parking.
 - c. Response from Christopher Pincher MP re Wall Island (none to date)
 - d. Any other matters.
10. **Best Kept Village Competition**
To note that a residents' group has been established to prepare the BKV entry for Wall, and that the Group has produced an 'Action Plan' of tasks to be undertaken. To consider the works needed, funding of these works, and ongoing liaison and support for the Group by the Parish Council.
11. **Npower Supply Contract Renewal**
The contract with Npower for supply of electricity to the car park lighting column and phonebox ends on 31 March. To agree a new contract (the electricity charges on the contracted rates are substantially less than the 'out of contract' rates).

12. Planning Applications

a. **New applications:** None at agenda date.

b. **To note decisions on previous applications:**

Ref	Details	Wall PC Comment	Decision
19/01179/COU Chesterfield Hs, Ashcroft Lane	Conversion/extension of out-buildings to form 3-bedroom dwelling with parking/turning	No objections: but note application is not entirely a "change of use" as it includes construction of a new link building.	Awaited
19/01699/FUL Manor Farm	Retention of flue to serve biomass boiler	No objections	Approved 5/2/20
19/01736/FULM Barn Farm, Cranebrook Lane, Hilton	Erection of 1no agricultural building for cold storage with lean-to canopy, private way/track to serve potato grader, hardstanding and associated works (part retrospective)	<p>Recommend REFUSAL. This application is required because applicants have not complied with the 'agricultural development' (permitted development) determination. As those requirements have not been met an assessment of the siting, design and external appearance <u>can</u> now be considered legitimate planning considerations.</p> <p>The fact that most of development comprised in this application has already been constructed is immaterial; the application needs to be considered on its merits as a new application. It is not, as claimed in the applicant's Planning Statement a "regularisation" – previous items now have no current planning consent. The applicant's claim (para 3.16) that the Cold Store has been "approved" under the prior approval procedure is similarly incorrect. The previous application for prior notification stated it did not seek "prior approval for the means of construction of a private way". So the present claim that the major additions of the hardstanding and access road were constructed "inadvertently" (para 3.6) is scarcely credible.</p> <p>The application should therefore be REFUSED on grounds: 1. An extremely large storage facility and as such is a non-conforming development in Green Belt. Large quantities of potatoes will need to be imported to and exported from the site, so building is effectively a warehouse not an agricultural building. 2. The size and mass of the building a strident feature in the landscape particularly due to proximity to residential dwellings. 3. Access to the site is down a long and very narrow lane which is unsuitable for any additional heavy commercial vehicle use. 4. Access to the site could only be via the junction of Cranebrook Lane with the A5 dual carriageway where there is no acceleration or deceleration lane and use of this junction would be extremely dangerous. 5. Use of existing farm access from Cranebrook Lane opposite residential dwellings is totally unsuitable (and appears to have already been widened without planning approval). Use of the existing access was because any alteration would have been incompatible with the previous agricultural 'permitted development'. That application is no longer permitted development, so the inadequacy of the current access can now be considered as grounds for refusal. 6. There is no noise assessment for the grading operations and machinery that would be used within the lean-to building for the grading of the potatoes – an important consideration given the proximity of residential dwellings. 7. Flooding on Cranebrook Lane has occurred recently apparently arising from blocked drains following potato washing operations on site. The current application does not provide adequate arrangements for drainage. 8. The 'lean to' building would appear to have been submitted as an additional application 19/01028/FUL (now withdrawn) to avoid exceeding the 1,000 sq. metre limit for an agricultural building under 19/00547/ABN. The lean to building now needs to be considered as part of the application which would create additional noise and vehicle movements to and from site. The applicant's claim (para 3.18) that the lean to would 'reduce' vehicle movement along Cranebrook Lane is not accepted – the cold store and lean-to do not have planning consent and the greatest reduction in vehicle movement would be achieved by refusing this entire application.</p>	Awaited
20/00015/FUH Fosseway Court Fosseway Lane, Pipehill	Installation of two storey monopitch stairwell to encase stair-core and replacement conservatory to rear	No objections	Approved 2/3/20
20/00155/FUH Strathmore Walsall Road Muckley Corner	Single storey extension to side and extension of existing pitched roof section to opposite side, installation of 1no dormer window to rear	No objections	Awaited
20/00233/FUL Little Oaks Farm Boat Lane, Muckley Corner	Installation of link extension between 2 existing buildings to form a two-bedroom dwelling with mezzanine	No objections	Awaited
20/00145/FUL The Glade Walsall Road Muckley Corner	Removal of existing outbuildings and construction of 2-bedroom bungalow	No objections. Although in Green Belt the Council raises no objections because: the development would not be very visible as it is set back behind the existing dwelling; the existing access will be used and is adequate; the development is within the curtilage of existing buildings; and the development would provide an improvement to the current appearance of the site.	Awaited

13. Accounts for Payment and Bank Reconciliation

To approve the payment of accounts and bank reconciliation (to be circulated at the meeting).

14. Date of Next Meetings

Tue 19 May 2020, 7:30 pm, Wall Village Hall (Annual Council, preceded by Annual Parish Meeting)
Tue 21 July 2020, 7:30 pm, Wall Village Hall

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WALL PARISH COUNCIL

**Minutes of the Meeting of Wall Parish Council held on Tuesday 21 January 2020
at 7:30 pm at Wall Village Hall**

Present: Cllrs M J Crowe (Chairman), R Barker, P Sampson, C Rubisch, F Robertson and A Ryman.

In Attendance: County Cllr David Smith, two members of the public, and Peter Young (Clerk).

Apologies: None.

65. Declarations of Interest and Dispensations:

Cllr A Ryman had a pecuniary interest in item 75b but the item simply reported action already taken and was not discussed at this meeting. No other councillor had an interest not covered by a dispensation.

66. Minutes

Minutes of the Council meeting held 20 November 2019 were approved and signed as a correct record.

67. Matters Arising on the Minutes: None, not included on the agenda.

68. Public Session

A member of the public reported on progress for a village event to commemorate the 75th anniversary of VE Day in May 2020. Publicity leaflets had been produced and circulated.

69. District and County Councillors' Reports

Apologies were received from the District Councillors who were unable to attend.

County Councillor David Smith reported on flooding problems on Cranebrook Lane, Hilton, which were apparently related to block drains following overflow from potato washing on an adjacent site.

The Chairman thanked the County Councillor for his attendance and reports.

70. Policing Matters:

No Police present. It was noted that the details of the PCSOs on the noticeboard needed updating.

71. Reports from Chairman, Councillors and Clerk

- a. Preparations for 2020 Best Kept Village (BKV) Competition: The Clerk informed members that the Community Foundation for Staffordshire, who organised the BKV competition, would be holding a BKV Roadshow in Longdon on 7 February.
- b. Preparations to commemorate the 75th anniversary of VE Day: Further to discussion during the Public Forum it was noted that an application had been submitted for £100 of funding from the County Councillor's Local Initiatives Fund.
- c. Update on arrangements for Village Lengthsman appointment: It was reported that the possible contractor who had been suggested was not available. **Action:** Clerk to contact Shenstone Parish Council regarding the possible availability of their assistant lengthsman.
- d. SPCA Councillor Training Course 19 February: Details to be circulated to members, and the Council would pay the cost of any member attending.
- e. John Linney memorial plaque: Members agreed the suggested wording for the plaque. It was noted that the wording would also need to be agreed by the Village Hall Committee.

72. Highways and Open Spaces

- a. Wall Island: The Clerk read the response he had received from Highways England. Due to reallocation of funding, the improvement works to the lane layout and signage which were to have taken place in May 2019 had been reduced to only repainting of the existing white lines **Action:** Clerk to write to Christopher Pincher MP seeking his co-operation to secure funding for improvements at the Island. A copy of the correspondence to be submitted to Shenstone Parish Council.

- b. Response from SCC re bus route reversing at the Butts: The Clerk read the response he had received from SCC Public Transport Unit that the reversing manoeuvre at The Butts was permitted and that altering the route to the longer alternative route via the A5 Wall bypass, was not financially viable to the County Council which subsidised the service.
- c. Community Payback Team: Councillor P Sampson reported on ongoing work being undertaken on the fortnightly visits. A quantity of leaves which had been collected at the churchyard had been removed through the combined efforts of equipment and facilities provided by Councillors R Barker and A Ryman.
- d. Code of Conduct training: The Clerk reported on the Code of Conduct training session at LDC offices on 7 January 2020 which he had attended with the Chairman. **Action**: the notes given at the training session to be circulated to all members.
- e. Wall Speed sign: This had now been repaired and was back in situ. The Clerk was thanked for arranging the repair with the suppliers, free of charge.
- f. Wall car park overnight parking: It was reported that a car was still present and had now been permanently parked there for some 3 months. The Clerk reported on the response from LDC and there was a detailed discussion on possible action. **Action**: Clerk to contact PCSO to ask if she could speak to the vehicle owner. In addition, a means of enforcing a ban on overnight parking in the car park to be placed on the agenda for the March Council meeting.

73. Lichfield Local Plan Review Consultation

Lichfield District Council was currently consulting on its Local Plan Review. The Review contained no major development proposals relating to Wall parish. **Action**: Clerk to submit comments that the narrow Green Belt between the south of Lichfield and Wall needed to be protected from development; in particular the vulnerable area around Wall Island.

74. Lichfield City Centre Masterplan Consultation

It was noted that Lichfield District Council was consulting on a masterplan for Lichfield city centre.

75. Planning Applications

a. New applications:

i. 19/01736/FULM Barn Farm, Cranebrook Lane, Hilton

Erection of agricultural building for cold storage with lean-to canopy, private way/track to serve potato grader, hardstanding and associated works (part retrospective).

Resolved: Detailed objections to be submitted based on the previous objections.

ii. 20/00015/FUH Fosseway Court, Fosseway Lane, Pipehill

Installation of two storey monopitch stairwell to side to encase the stair core with materials to match existing and replacement conservatory to rear. **Resolved: No objections.**

b. Decisions on previous applications: The following was noted:

Ref	Address	Details	Wall PC Comment	Decision
19/01699/FUL	Manor Farm, Wall Lane	Retention of flue to serve biomass boiler	No objections	Awaited

76. Parish Council Website

It was noted that the current website was very basic, would not comply with the Public Sector Bodies Website Accessibility Regulations coming into effect in September, and did not currently have an SSL certificate.

Resolved: to take up the SCC website offer at £125 p.a. which would meet the new requirements.

77. Requests for Funding

A request had been received from the St John's PCC for a contribution towards the costs of churchyard maintenance in 2019. A schedule of expenditure incurred by the PCC had been circulated to councillors. **Resolved: That the Council make a grant of £1,307.82.**

78. Budget and Precept for 2020/21

A draft budget, circulated as Appendix 2 to the agenda, was discussed.

RESOLVED: That the budget for 2020/21 be adopted, with a Precept of £11,845.

79. Accounts for Payment and Bank Reconciliation

The bank reconciliation for 31 December was circulated and noted.

Resolved: payment of the following:

Date Paid	Chq.	Payee	Details	TOTAL
03/12/19	800	Wall Village Hall	Room Hire 20/11/19 Council	18.00
03/12/19	801	Wall Village Hall	Use by Payback Team 22/9/19 to 17/11/19	80.00
21/01/20	834	Npower Ltd	H3120001 Car park light 1/10/19 to 31/12/19	40.71
21/01/20	835	PW Total £48.75	Reimbursement for wheelie bin 2020	36.00
			Reimbursement for VE Day envelopes	12.75
21/01/20	836	Benhill Press	500 VE Day leaflets	99.00
21/01/20	837	Wall Village Hall Total £98.00	Use by Payback Team 24/11/19 to 19/1/20	80.00
			Room Hire 21/1/20 Council	18.00
21/01/20	838	P. Young	Net Salary + expenses Dec/Jan	441.73
21/01/20	839	HMRC	PAYE on salary	97.40
21/01/20	840	St John's Wall PCC	Grant for churchyard maintenance	1,307.82
				2,231.41

80. Calendar of Meetings 1920/21

The Calendar of Meetings was agreed as follows:

Tue 17 March 2020, 7:30 pm, Wall Village Hall.

Tue 19 May 2020, 7:30 pm, Wall Village Hall (Annual Council, preceded by Annual Parish Meeting)

Tue 21 July 2020, 7:30 pm, Wall Village Hall

Tue 15 September 2020, 7:30 pm, Wall Village Hall

Tue 17 November 2020, 7:30 pm, Wall Village Hall

Tue 19 January 2021, 7:30 pm, Wall Village Hall

Tue 16 March 2021, 7:30 pm, Wall Village Hall

Tue 18 May 2021, 7:30 pm, Wall Village Hall (Annual Council, preceded by Annual Parish Meeting)

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There being no further business the Chairman declared the meeting closed at 9:00 pm

Chairman:

Date: