

MARCHINGTON PARISH COUNCIL

Minutes of Meeting Marchington Village Hall 13th February 2018

Present – Cllr Chubb, Cllr Hayes, Cllr Morgan, Cllr Hayhurst, Cllr Mann, Cllr Nixon, Cllr Ford, Cllr Darby
Parish Clerk – Catherine Thompson
9 members of the public.

1. **Apologies for Absence** – Cllr Husey
2. **Declarations of Interest and Dispensations**
Cllr Morgan – Jacks Lane development item 6a iii
3. **Public Participation** -
Mr M Marrison – Planning Application - P/2018/0002
Mr S Miller – Planning Application - P/2018/0002
4. **Minutes of Previous Meeting** – Approval of minutes of meeting held on 9th January 2018 (previously circulated)
Proposed – Cllr Darby Seconded – Cllr Nixon
5. **Matters of Report/Discussion of Public Participation** – Matters arising from Minutes of Public Participation not included elsewhere on the Agenda
6. **Planning**
 - a. Planning Applications Received –
 - i. **P/2018/00037 – St Anne’s Cottage, Bag Lane, Marchington**
Erection of a boundary fence and gate.
Action – Clerk - The Parish Council wishes to make no comment
 - ii. **P/2017/01302 – Smallwood Manor Prep School, Uttoxeter Road –**
Provision of all-weather sports pitch and associated fencing.
Action – Clerk - The Parish Council wishes to make no comment
 - iii. **P/2018/0002 – Land Adjacent to Jacks Lane, Marchington**
Reserved matters application for the erection of 5 detached dwellings with associated garages including details of appearance, landscaping, layout and scale.
Action – Clerk - Marchington Parish Council wishes to make the following comments.

Site Drainage

Condition 11 of the decision notice for the outline planning permission of this site granted on 30th November 2016 P/2016/00978 state that :-

“No development shall take place until details of a phased drainage scheme for foul and surface water disposal, that has been informed by an assessment of the hydrological and hydrogeological context of the development in relation to disposal of surface water and an assessment of the need for improvements to the public foul sewerage system necessary to ensure that there is sufficient capacity with the system to accommodate the development”

- To begin with there has been no hydrological assessment and a Flood Risk Assessment report has not been filed as part of the planning application, therefore the applicants have not met Condition 11. We therefore request a Flood Risk Assessment is made as soon as possible.
- Marchington Parish Council does not believe that the drainage system in particular the surface water attenuation tank proposed is large enough to cope with not only the run off from the development but also that of the field behind. As identified in the Geological Survey carried out by Ivy House Environmental, the sub strata is incapable of acting as a soak-away as it is clay, therefore all surface water from both the new-build and the existing field will need to be fully managed if regular and more intense flooding is to be avoided.

- The choice of material for the driveways and the access road is completely inappropriate given the nature of the flooding issues in this part of the village. Permeable surfacing is required to ensure water run off on to Jacks lane is minimised where possible. This has become an issue from the Catholic Church site development on Hall Road where the original granted application specified the use of permeable driveway paving for all three properties. This was then changed via retrospective consent to non-permeable surfacing the village is now left with water running straight into the already overloaded system.
 - The existing bank and hedgerow act as a natural barrier to surface water running down the field. Removing this barrier will exacerbate the flooding situation.
 - **Hedging**
The proposal to remove the hedge and replant does not comply with the guidelines laid out in the Marchington Neighbourhood Plan which states *"If practicable, in terms of the depth of the proposed site, access is taken from a single point and the existing hedgerow is retained"*. The removal of this established hedge would have a significant and detrimental effect on the appearance and character of the lane as well as to the wildlife and to those residents opposite the development.
 - **Siting of Houses**
Marchington Neighbourhood Plan states *"the scale and design of the dwellings minimises overlooking and overbearing impact on the houses on Jacks Lane and Woodland Views"*. Building large detached 2 storey properties, close to the development boundary mean this point from the neighbourhood plan has been completely disregarded.
 - The major concern of Marchington Parish Council is the linking of these new properties into what has been described by Severn Trent previously as an already overloaded and not fit for purpose drainage system. We believe that until remedial works are carried out, no new properties should be built within the Parish and therefore this application should not be permitted at this time.
 - iv. **P/2018/00030 – Hall Croft Farm – Hall Road, Marchington –**
Raise height of existing driveway wall by 4 brick courses, widening of an existing driveway entrance, installation of driveway and two pedestrian gates, erection of a post and rail fence, erection of two garden sheds and associated works.
Action – Clerk – The Parish Council wishes to make no comment
 - v. **P/2017/01169 – Retrospective Planning – Mobile Home, Cliff House, Woodroffes Cliff**
Retrospective application for siting of static caravan for the main purpose of temporary accommodation during lambing on the farm and occasional weekend ancillary family use.
Action – Clerk - Marchington Parish Council request a condition be added that this property does not become a permanent home so as to restrict the amount of time per year that it can be occupied e.g. lambing time only
Marchington Parish Council would also like to add a condition that the property is not used in a commercial manner.
- b. Planning Decisions Received
- i. **P/2017/01606 – Church House – Church Lane – Marchington**
Crown reduction to 5m in height and 4m in spread at the top and 5m in spread at the base of 1 English Yew Tree – **Permitted**
 - ii. **P/2017/00850 – Woodroffes, Hodge Lane, Marchington**
Listed Building application for repairs to the roof – **Permitted**
- c. Planning Appeals Received – None Received.
- d. Barracks Development & Relief Road – Ongoing.
- e. Flooding Committee – Cllr Morgan, Cllr Stephen Smith and Tony Heapey have met to discuss the flooding issues in the village. A decision has been made to draw together all the information on flooding and drainage issues in the village into one central document. Cllr Morgan and Mr Heapey have offered to produce this portfolio that can be used as a strategy to defend any development within the parish until remedial works are completed. Cllr Morgan explained that at present approx. 130 properties in the future could be added onto a system that is broken. Cllr Morgan also suggested that we call on Andrew Griffiths to chair a meeting with all stakeholders to discuss this flooding and drainage situation

Cllr Morgan asked Council for approval to produce a document full council agreed.

f. Councillor Questions –

7. Finance and Administration

a. Precept –

i. Approval of budget for 2018/19

Council accepted Clerks proposal to split the grounds maintenance contract for 2018/19 between two contractors – Bloomin Gardens and Landscapes Ltd and Perennial Landscapes.

Proposed – Cllr Hayhurst Seconded – Cllr Darby

b. Report on Payments to be made

Interest	£	8.06	
Total Income	£	8.06	
Expenditure			
Catherine Thompson Salary	£	450.66	
Catherine Thompson Travel & Expenses	£	19.05	Total £470.01
Henry Hall	£	167.65	
Jane Hilton Reimbursement of Trees Purchased	£	265.75	
Lawnmower Spares Uk Ltd – Cricket Club	£	48.00	
Marchington Parish Council – Solar Transfer	£	24,800.81	
Total Expenditure	£	25,752.22	
Proposed – Cllr Chubb			Seconded – Cllr Nixon

c. Councillor Questions –

8. Properties and Grounds

- Silver Lane Playground Report – Cllr Husey
- Forestside Playground and Football Pitch Report – Cllr Darby
- Green Lane Community Orchard – Request from Mrs Hilton for picnic benches to placed into the orchard. – Wooden benches £150, Plastic 650 plus footings.
Investigate HMP Dovegate & Sudbury. Clerk to liaise with Mrs Hilton.
- Marchington Village Hall –Drains have been surveyed and the report needs to be analysed.
- Marchington Cricket Club -

9. Highways and General Purpose

- Neighbourhood Highways Team & SCC Highways – Ongoing reporting of potholes by Clerk
- Footpaths –
- Enforcement – Enforcement Officer to visit Kalabarri Site
- Councillor Questions –

10. Other Organisations – Updates and Reports

- Police –
- HMP Dovegate – Meeting in February delayed by Dovegate.
- ESBC –
- Councillor Questions –

11. General

- Chairman's/Councillor Reports
 - Marchington Woodlands Village Hall – Nothing to report
 - St Peters School – Request for Funds – Cllr Hayhurst – ongoing.
 - Marchington Village Festival – Request for funds – Cllr Hayhurst – ongoing.
 - Change of Speed Limit B5017 – Cllr Chubb requested that council support a reduction in the speed limit from Snows corner through to Forestside. All Councillors agreed
Action – Clerk – Put for a request for a traffic order regulation
 - HGV's Buttermilk Hill – Cllr Hayes requested council support a proposal to restrict HGV movements on Buttermilk Hill.
 - Action – Clerk – Put for a request for a traffic order regulation**

- vii. **Action – Cllr Nixon – Forward photos of bridge damage to clerk**
St Peters Church Car Park Gates – Cllr Morgan reported that a resident had contacted him about activity on the church car park late at night.
Action – Clerk – Write to PCC and ask for gates to be installed and locked overnight.
- viii. Bag Lane – Cllr Morgan reported a resident had complained about the Bus route using Bag Lane. Unfortunately there is nothing the council can do to restrict use of this lane.
Action – Clerk – to respond to resident
- ix. Litter – Marchington Industrial Estate – Cllr Hayhurst
Increase in litter around the Industrial Estate and Six Lane Ends.
Action – Clerk – Contact Highways Team & write to Hortons Estates

b. Clerk Report

- i. Forestside Estate Issues – Footpath works have been completed, though other paths need resurfacing.
- ii. Marchington Industrial Estate – Clerk reported that a number of residents have complained about the Noise and Light Pollution from the Industrial Estate and the increase of litter on the estate from Unit 30.
Action – Clerk – Write to Richard Norgrave, copy in Cllr Atkins, confirm Cllr Atkins will raise points with Hortons.
Action – Clerk – Contact Planning Enforcement ESBC – Dave Ward and Community & Civil Enforcement Officer – Michael Mchardy.
- iii. Broadband – Marchington Woodlands – Community Partnership –
Action Cllr Morgan to ask for responses in Chairman’s report.
- iv. World War One Commemoration – Costs for a tree at National Memorial Arboertum are £650. Council decided to look into local options
Action Clerk and Mrs Hilton to liaise
- v. Internal Auditor Appointment for 2018 – Ongoing
Best Kept Village 2018 – Councillors agreed to entering the competition again,
Action - Clerk to arrange clean-up day.
- vi. GDPR Training – Clerk requested funding for training on the new data protection laws council agreed.
Action – Clerk – Look into appropriate training.

c. New items for discussion

d. Correspondence

- Correspondence complaints – Industrial Estate
- Best Kept Village Entry Forms
- Complaint – cows on Forestside football pitch.
- Funding Opportunity – Weston Garfield Foundation
- Responses to Planning Application P/2018/0002

e. Councillor Questions

12. Any Other Business

- Cllr Mann – 10k run – Marchington School Association Event – Donation towards insurance costs.
- Lane Signs Woodlands – Clerk to Action
- Forestside printed signs need replacing – Clerk to Action

13. **Date of Next Meeting – Tuesday March 13th – 7.30pm – Marchington Village Hall.**

Meeting Closed 9.51pm

Catherine Thompson – Clerk to the Council