

Marchington Parish Council

January 8th 2019

Minutes

Present

Cllr Nixon, Cllr Hayes, Cllr Hayhurst, Cllr Mann, Cllr Darby, Cllr Husey, Cllr Morgan
Borough Cllr – Philip Atkins
Parish Clerk – Catherine Thompson
10 members of the public.

1. Apologies and Approval of Absence – Cllr Chubb, PC Lymer, PCSO Hales, PCSO Hadfield, Ward Cllr Marjoram.
2. To receive Declarations of Interest and Dispensations – Cllr Mann – Marchington Village Hall item 7b.
3. Public Participation – Birch Cross Residents – Planning Application P/2018/01408
4. To approve and sign the minutes as a true record of the meeting held on 11th December 2018
Proposed – Cllr Nixon, Seconded – Cllr Morgan
5. Update on progress from the minutes – The Clerk to update council on progress of action points from previous meetings. (report previously circulated)
6. To consider planning applications and receive planning decisions review planning appeals and enforcement issues.
 - a. Applications
P/2018/01408 – Blacksmiths Arms, Stubby Lane, Birch Cross, Marchington - Conversion and alteration to existing public house to form 2 dwellings including partial demolition, installation of front and rear dormer windows, raising of the roof height, erection of a first floor extension and installation of insulated render, erection of three detached dwellings and a terrace of three dwellings, erection of two detached garages

Marchington Parish Council has the following concerns

Number of Properties

Marchington Parish Council would in principle welcome a smaller development on this site but feel the current plans include too many properties on to what is too small a site to be able to properly cope with the number proposed.

Foul and Surface Water.

Within the application there are no details of how the Foul and Surface water from the properties will be dealt with. To say as it does in the Planning Statement (Section 5.37) that any amount of water entering the system will be comparable to that experienced when the Public House was open is misleading and shows a lack of understanding of the current state of the ongoing sewage issues within Marchington Parish. The drainage ratios used to work out the volume of sewage created by 8 full time occupied residential properties will be vastly different to those of a public house which had not been particularly well used over the last 10 years. The development as currently proposed with no due consideration given to the sewage disposal could exacerbate the flooding problems that occur within Marchington Village already.

A major concern of Marchington Parish Council is the linking of these new properties into what has been described by Severn Trent 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 the application should not be permitted at this time.

Parking.

Although Parking spaces are shown on the location plan we believe that there is still not enough provision for visitors. The lanes around the site are not suitable for off road parking and could cause disruption within the area.

B5017

The B5017 from Uttoxeter to Marchington is a busy road that carries an increasing amount of HGV traffic. The site has an unfortunate history as an accident black spot. Records show that in the last 5

years there have been 10 accidents within close proximity of the Blacksmith's Arms. The Public house has also had to be part rebuilt twice within the last 10 years as a result of cars crashing into it. In December 2018 a van ended up crashing through the road side hedgerow and damaging the bus shelter to the front of the site. The Parish Council have serious concerns about how properties 1 & 2 on the plans could be affected in the future.

Environmental and Heritage Issues

The development falls within 50m of a working farm and agricultural buildings. We have concerns that placing residential properties within such close proximity of a working farm could give rise to complaints from the new residents which would be unfair on the local farming community and could impact on their ability to be able to run their business.

The site is also situated next to a Grade 2 listed building Christmas Cottage. The council has concerns about the impact the proposal would have on this building that is situated so close to the development. The planning application also incorrectly states that Christmas Cottage is 60m from the Blacksmiths Arms, when in fact it is only 35m. The level of inaccuracy and lack of proper information within the planning documents is alarming given the scope and nature of the proposed development.

b. Decisions

P/2018/01319 – Longwood Cottage, Birch Cross, Marchington - Raising of roof height of existing detached garage and installation roof lights to facilitate the conversion to ancillary living accommodation – **APPROVED**

7. Finance

a. To authorise payments as listed below.

Date	Monies received:	
03-Dec	Interest	£11.94
TOTAL OF RECEIPTS		£11.94

Date	Invoices/Money to be paid out:	Net	Vat	Net	Chq No	
08-Jan	Catherine Thompson Salary	£437.20	£0.00	£437.20	2237	£464.99
08-Jan	Catherine Thompson Office Expenses & Travel	£24.03	£3.76	£27.79		
08-Jan	Catherine Thompson - Grounds Maintenance Expenses	£0.00	£0.00	£0.00		
08-Jan	Henry hall	£68.55	£0.00	£68.55	2238	
08-Jan	Countrywide Landscapes	£127.08	£25.42	£152.50	2239	
08-Jan	ESBC - Litter Picking	£292.50	£58.50	£351.00	2240	
08-Jan	ESBC - Trade refuse	£77.35	£0.00	£77.35	2241	
		£1,026.71	£87.68	£1,114.39		

Amount available in bank before deducting the above expenditures and Solar Farm Adjustment

Gold Account

£37,357.89

Current Account

£1,005.55

Solar Farm Account - Leek Building Society

£29,800.81

£68,164.25

Proposed – Cllr Darby

Seconded – Cllr Mann

- b. To consider and vote on grant applications from precept small grant scheme.

Action – Clerk – Inform Applicants

Association	Amount requested	Chairs Suggestion	No. Cllrs able to vote	Amount voted on	For	Against
Marchington Village Hall	£2,000.00	£1,500.00	7	1500	7	0
Woodlands Village Hall	£2,250.00	£1,500.00	8	1500	8	0
St Johns Church - Churchyard	£2,000.00	£1,500.00	8	1500	8	0
St Peters Church - Churchyard	£2,000.00	£1,500.00	8	1500	8	0
Parish Magazine	£650.00	£0.00	8	0	6	2
Total	£8,900.00	£6,000.00				

- c. To agree 2019/2020 budget and precept requirement.

It was **RESOLVED** by a unanimous decision to accept the budget and recommendation from ESBC for the Parish precept 2019/20

8. Other Organisations –To receive reports from Outside Organisations.

- a. Police –
- b. Ward Councillor Report – Voter ID will not be brought in for the upcoming local elections.
- c. Flooding Committee – Householder surveys undertaken 19th December, provisional Flood Warden training date 26th January.
- d. To Report Highways Issues –
- e. To report Footpath Issues

9. To receive reports about Parish Council owned properties and grounds

- a. Silver Lane Playground Report – Cllr Morgan
 - i. Approval for repairs to swing and multi play unit
It was **RESOLVED** by unanimous decision to accept the quotation from DSK engineering for the repair works. **Action – Clerk – Engage Contractor.**
- b. Forestside Playground and Football Pitch Report – Cllr Mann
- c. Green Lane Community Orchard – **Action - Clerk - Contact Jane Hilton.**
- d. Marchington Village Hall – Cllr Mann – Hall is continuing to be well utilised
- e. Marchington Cricket Club

10. Chair/Councillor Reports

- a. Compostable Toilet – Cllr Nixon – Onto February Agenda
- b. Village Traffic – Cllr Darby – **Action – Clerk – Query planning restrictions for traffic through village from HMP Dovegate. .**
- c. Fire Hydrant Map – Cllr Morgan – **Action – Cllr Hayhurst – provide Water Act information to clerk.**
- d. Clearing of Copse, Silver Lane – Cllrs Morgan & Hayes
It was **RESOLVED** by unanimous decision to accept the quotation from Fritchwood Tree Services for the works. **Action – Cllr Morgan – Engage Contractor.**
- e. Money streaming ideas to help generate an income for the council - Cllr Nixon. – Onto February Agenda
- f. Electric car charging point – Cllr Nixon – remove from agenda
- g. Marchington village hall windows/notice board – Cllr Mann to look at issue.
- h. Grit bin in Marchington village hall – **Action – Clerk - Ask Henry to clean area around grit bin.**

11. Clerks Reports

- a. To agree action for repairs to Bus Shelter at Blacksmiths Arms. - It was **RESOLVED** by unanimous decision to accept the quotation from JB Joinery for the works. **Action – Clerk – Engage Contractor.**
- b. Village Entry Signs - It was **RESOLVED** by unanimous decision to renew the village entry sign on the B5017 (Snows Corner) **Action – Clerk**
- c. Placement of memorial trees. - **Action – Clerk – Check location of services for Forestside tree**

12. Correspondence

Complaint re noise and litter – Industrial Estate – **Action – Clerk – Ask Cllr Marjoram to contact resident.**

13. Urgent items for input onto the February Agenda.

Date of Next Meeting – Tuesday 12th February 2019 – 7.30pm – Marchington Village Hall.

Meeting Closed 10pm
