

**MINUTES OF THE MEETING OF THE
FULFORD PARISH COUNCIL
HELD ON THURSDAY 9th AUGUST 2012 AT 7.15 P.M.
IN FULFORD VILLAGE HALL**

PRESENT: Councillors Shaw (Chairman), Mrs D Barker, Mrs Bennett, Evans, Holmes (also Borough Councillor), Mrs McPherson, Miss Noblett, Oxby, Taylor and Mrs Wheat.

IN ATTENDANCE: Borough Councillor Roycroft PCSO Becky Powell, 2 members of the public & S Beck (Clerk).

APOLOGIES: Councillors Mrs Brayford, Colclough, Mrs Jennings, Lovatt, Monks, Mycock and Borough Councillor Dodson

It was reported that Ms Cuncannon had resigned from the Council due to pressure of work.

PUBLIC PARTICIPATION

A member of the public raised concern about the now derelict George and Dragon pub in Rough Close as it is attracting fly-tippers, people using the area as a lavatory and drug users. Numerous reports had been made to the police and the Borough Council, but the nuisance is still continuing.

71/12 DECLARATION OF INTERESTS

Cllr Mrs Wheat declared a prejudicial interest in the matter raised by the member of the public concerning the George and Dragon.

72/12 POLICE REPORT

It was reported that there had been a burglary at Meir Heath and the offender had been caught. PC Hilditch is no longer working in the Fulford Parish area. 5 youths riding scooters dangerously in the Blythe Bridge area are on 'seizure of bikes' warning. Councillors asked if the police could look into possible drug taking on the Swynnerton Arms car park

73/12 MATTERS RAISED BY THE PUBLIC

RESOLVED:

The police request that incidents at the George and Dragon keep getting reported. The Clerk to write to the Borough Council's Environmental Health Department to request that they take whatever action is possible.

74/12 MINUTES

RESOLVED:

That the Minutes of the Meeting of the Council held on 12th July 2012, having been circulated, be confirmed as correct records and signed by the Chairman.

75/12 COUNTY, BOROUGH COUNCILLORS' & POLICE REPORTS

Borough Cllr Holmes reported on several enforcement issues raised by the Parish Council in a letter dated 3rd July 2012; however no written reply has yet been received from the Borough Council on these matters...

- The Wood, Hilderstone Road – trees have been planted;
- Littlefields – the BC are not proposing any further action;
- Land at rear of Birkholme drive – unauthorised stable has been removed, enforcement officer is monitoring the erection of the new stable;
- Caravans at Saverley Green – the enforcement officer is still pursuing;
- Spot Acre site – enforcement action is being taken;
- Helicopter landings at old Creda site – BC is taking advice from the Civil Aviation Authority
- Car wash on Grindley Lane – BC need evidence of discharge of water, retrospective application for signs has now been received;
- Moments restaurant – planning application has been requested.

He also reported that Stallington Hall had been sold on to a new developer; however it is understood that they are only proposing to develop the stables and outbuildings, not the house.

It was also reported that the Borough's legal department were involved in trying to secure the s106 money from the developers of the 'Monsoon site' on Uttoxeter Road.

76/12 FINANCE

(a) Accounts for Payment

RESOLVED:

That authority be given for cheques to be issued in settlement of the invoices shown in the accounts for payment attached as an Appendix to the signed minutes.

(b) Annual Audit

The Clerk reported that the Annual Audit report for 2011/12 had been 'signed off' by the Audit Commission

77/12 PLANNING

(a) Applications

The following decisions made by the Planning Sub-Committee were reported to the meeting:

1) That objections be raised to the following applications:
12/17353/FUL - Dale Farm, Fulford Dale, Fulford – concrete slurry store for the following reasons:

- The development will have a detrimental effect on the surrounding area and in particular the residents of Bakers Cottage. The development can also be seen from the road on Fulford Dale;
- Environmental concerns, particularly the possible leakage of sewage into the pond below this site;
- The Council has concerns that the road along Fulford Dale will be used for access to this site.

The Committee also decided that if the Borough Council does decide to grant this application, despite objections from the resident's in Bakers Cottage and the Parish Council, then it is suggested one of the conditions applied to the applications should be a requirement for the applicant to put in place permanent and environmentally friendly screening i.e. trees, to mask the development both from the resident's of Bakers Cottage and Fulford Dale.

The Borough Councillor(s) were also asked to 'call in' the application.

11/15372/ADV - Regent Centre, Sandon Road, Meir Heath, Stoke-on-Trent – advertising images to existing poly carbonate panels on the forecourt of the business premises for the following reasons:

- The scale and massing of the advertisements is inappropriate, particularly as most of the ads. are shown in triplicate.
- The number of ads. shown have a detrimental effect on the surrounding area and is inappropriate for a semi-rural location.
- There is a considerable environmental impact given that the signs are illuminated at night.

Prior to considering the next application the views of over 50 parishioners who had attended the planning meeting had been heard.

12/17435/COU - Woodview, Hilderstone Road, Meir Heath, Stoke-on-Trent – change of use of land for the stationing of three mobile homes inclusive of children's play room and play area, additional part access road and area of hardstanding for parking and turning of vehicles ancillary to that use for gypsy family members of the applicant for the following reasons:

- The proposal is not compliant with current national planning policies, in particular Planning Policy Statement 3, which states that brownfield land is “previously-developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure” but excludes “land in built-up areas such as private residential gardens.....” Secondly ‘Planning Policy for traveller sites’ published in March 2012 by the Communities and Local Government Department states that “Inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances. Traveller sites (temporary or permanent) in the Green Belt are inappropriate development” This proposed site is in the Green Belt and therefore should not be approved. The document goes on to say “Green Belt boundaries should be altered only in exceptional circumstances. If a local planning authority wishes to make exceptional limited alterations to the defined Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet specific, identified need for a traveller site, it should do so only through the plan-making process and not in response to a planning application. If land is removed from the Green Belt in this way, it should be specifically allocated in the development plan as a traveller site only”.
- The layout, scale of development and the massing of caravans will have a serious detrimental impact on the area surrounding the site and in particular on the neighbouring property onto whose property this proposed developed backs.
- The whole character of the surrounding area would be altered if this development were to go ahead, including a substantial increase in noise from the extra traffic generated.
- The development would bring an unacceptable increase in traffic exiting and turning off Hilderstone Road. This is an increasingly busy road with fast moving traffic.
- There will be a significant effect on sunlight and daylight for the neighbouring property if this development proceeds.

Finally there are a number of inaccuracies in the application, in particular the application states the maximum length of the caravans will be 18.288m and maximum width 6.096m. However the drawing provided show a length of 13.8m and width of 6.04m. The comment that no neighbouring principle windows will be affected is also incorrect as indicted above.

The Borough Councillor(s) were asked to ‘call in’ this application.

(b) Decisions

The following application decisions made by the Borough Council were reported:-

Approved:

11/16194/FUL – Alder Grange, 51 Adamthwaite Drive, Blythe Bridge – two storey bedroom block extension for 6 bedrooms plus internal alterations.

12/17131/HOU – 13 High View, Meir Heath, Stoke-on-Trent – single storey extension to comprise replacement garage, utility room, extended kitchen door.

Alteration to dropped crossing and garden walls

12/17126/FUL – The Hunters Inn Public House, Saverley Green Road, Saverley Green – change of use of 2 stables, an existing bar and pool room to restaurant on rear outrigger of the public house etc.

12/17238/HOU – 67 Hilderstone Road, Meir Heath, Stoke-on-Trent ST3 7NU – rear 2-storey extension & changes to garage

78/12 OTHER MATTERS REQUIRING A DECISION BY THE COUNCIL

a) Proposal for wildflower meadow on Grindley Park

Details of the proposal had been circulated to members before the meeting and the Clerk confirmed that the cost would be £820, with the Borough Council funding some of the work (subsequently confirmed at 50% of the cost).

RESOLVED:

It was agreed to proceed with the work with a maximum of £1000 approved towards the cost.

b) Consultation on ‘Payments by parish and community councils’

Details of proposed changes to the way in which parish councils pay bills have been received.

RESOLVED:

It was agreed that the Finance and General Purposes Committee should review this document and respond accordingly.

c) Proposals for land at the end of West View

Discussion on the land at the end West View to be deferred until the next meeting.

79/12 MATTERS FOR REPORT

Windmill Hill flooding – Cllr. Mrs Bennett reported that this issue has now been resolved *Ex- Cllr. Bevan* – it was agreed that the presentation be held on 25th September at the Spot Gate. It was also agreed that the total value of his retirement gift be £100.

Proposal from County Council regarding dimming street lights – item to go into next edition of Newsletter.

Receipt of the following correspondence/reports was noted:-
Stafford Borough Council – Digest
Stafford Borough Council – Mayor’s Charity appeal
Stafford Borough Council – Battle of Britain Commemoration 15th September
Stafford Gatehouse Theatre – Peter Pan
Age Concern – Thank you letter
Staffordshire County Council – Green paper on care quality

80/12 ITEM(S) FOR THE NEXT MEETING

- Affordable Housing
- Land at end of West View

DATE OF NEXT MEETING

The next meeting of the Parish Council, is to be convened at **Meir Heath & Rough Close Village Hall on Thursday 13th September 2012 at 7.15 p.m.**

CHAIRMAN