

WHITBOURNE PARISH COUNCIL

MINUTES of the meeting of Whitbourne Parish Council held on Tuesday 7th January 2014 at 7.30pm in Whitbourne Village Hall

Plans were made available for view by public and councillors for the relevant planning applications from 7pm

Present: Cllr R Freeman (Chairman), Cllr M Williams (Vice-Chairman), Cllrs J Archer, C White, J Cummins, R James, G Cupper, D Haddock, N Westacott

In attendance: Ward Councillor G Swinford, Mrs M Seldon (Clerk) and approximately 80 members of the public

At the opening of the meeting Cllr Freeman asked CSO Annette to speak briefly. She asked everyone to be aware, as there had been a catalytic theft in Acreage, and reminded everyone that the number for non-emergency calls was now 101.

14/01 To accept **Apologies for Absence**
None received

14/02 To receive **Declarations of Interest**
Cllr Williams 14/04: Planning applications P133131/F and 133035/O

14/03 To approve the **Minutes of the Meeting** held on:
Tuesday 5th November
Cllr James asked that 13/98 be amended to say 'gated road' and this along with a typing error was corrected. The Minutes were then signed as a true record by the Chairman.
APPROVED by all.

Monday 2nd December
APPROVED by all and signed by the Chairman as a true record.

At this point Cllr Williams left the room.

14/04 To consider **Planning Application:**
No. P133131/F Live and Let Live, Whitbourne, Worcester, WR6 5SP
Proposed change of use from public house to residential detached dwelling to include some demolition works. Site for 2 no. building plots within site curtilage with some matters reserved.
Application type: Planning Permission

The Chairman asked for a proposal to open the meeting: Proposed Cllr James, seconded Cllr Cummins, ALL IN FAVOUR. The Chairman suggested each party involved should be allowed ten minutes to address the assembled people, but it became obvious that this was not practical and those that had attended needed to hear all points of view as fully as possible.

Mr Bull the Architect spoke on behalf of the applicants - Mr and Mrs Barnes. He gave a summary of the process of the site so far (which he had distributed prior to the meeting). At the conclusion of

this opening resume he suggested that if it appeared that the pub could be viable the application would be withdrawn for three months to reassess.

Mark Haslam from CAMRA –then spoke and explained that CAMRA was not about preserving pubs, but about making sure that the right pubs stay open. He was here to observe and get public opinion.

Bob Barnsley spoke on behalf of the Whitbourne Village Shop Association Ltd and as an individual and expressed concern about the lack of consultation re: community pub and closure.

As many residents wished to put forward their points of view they are summarised below in the order they were voiced:

- Concern over the practicalities of making a community pub actually happen and exist
- The Live and Let Live was viable before it had been taken over by Enterprise Inns
- Concern about the three months reassessment – why this particular time frame?
- Consultation with the village to date had been vague and the village felt it had not been consulted
- Who had attended the meeting from the community to talk about the pub/community pub
- Would the Wheatsheaf suffer and then become unviable if there was competition
- There was a suggestion that if the three month period of reassessment took place there should be some liaison with CAMRA
- Why had there been the leap from Enterprise Inns ownership to asking for community ownership - why not ask for a leaseholder?
- A Community pub would only work if the community owned it
- What would be the impact on the shop with the loss of the pub car park? Shop - would be OK as it does have an opportunity to extend over right of way.
- Retention of commercial facility important - have not explored every possible avenue to keep this going
- Concern that if there was a three-month break and then the planning application was resubmitted - the whole process will have to be gone through again.
- Public houses must be retained if they are valued. The amount of people at this meeting show it is valued.
- Planning process should be seen through to its conclusion
- There is an obligation in planning law to retain all facilities of core parishes especially those accessible easily and safely without motorised transport.

The Chairman then closed the meeting for the Parish Council to consider their response to the planning applications in the light of all they had heard.

Cllr Cummins proposed that the Parish Council strongly opposed the application for change of use, Cllr Cupper seconded.

The Parish Council voted on opposing the planning application P133131/F for change of use: 7 in favour (Cllrs Freeman, Cummins, Cupper, White, Archer, James, Westacott) 1 abstention (Cllr Haddock)

Whitbourne Parish Council OPPOSED this planning application

The Chairman asked the Clerk for names of Councillors to be taken.

No. 133035/O Live and Let Live, Whitbourne, Worcester, WR6 5SP
Site for 2 no. building plots with some matters reserved
Application type: Outline

Cllr Cupper proposed that the Parish Council opposed the application, Cllr White seconded.

The Parish Council voted on opposing the planning application 133035/O for building plots:
6 in favour (Cllrs Freeman, Cummins, Cupper, White, James, Westacott)
1 against (Cllr Archer)
1 abstention (Cllr Haddock)

Whitbourne Parish Council OPPOSED this planning application

Cllr Cupper expressed a concern about highway safety if this site did become residential and Cllr James asked that if it was retained as a pub the removal of the decking at the front might be considered in order that noise and antisocial behaviour be cut down.

Mr and Mrs Barnes were thanked for coming and listening to everyone.
Cllr Williams returned to the room for the rest of the meeting.
All but 8 members of the public left at this point.

No. P133323/L Woodlands House, Whitbourne, Worcester, Herefordshire, WR6 5RZ
Natural swimming pool with associated facilities
Application type: Listed Building Consent

Cllr Cupper proposed this application be approved, Cllr White seconded, ALL IN FAVOUR

Whitbourne Parish Council SUPPORTED this planning application

14/05 **Public Participation** - members of the public are allowed 10 minutes to address the Council
Item 13/05 was incorporated within 14/04

14/06 To receive the **Clerk's Report**

- SLCC Regional Conference – in Cheltenham had been attended
- Houses of Parliament – SLCC Clerks had been invited for a special day by MP Bill Wiggin
- CiLCA – one last piece of the qualification had been completed and the Clerk was now awaiting the result.
- War Memorial grant report – the small grant application had been turned down on the grounds that not enough detail had been forthcoming about the materials and methods to be used on restoration. The Clerk read the letter aloud, as it was clear that if these were provided the award would be reconsidered.
- Communication with Balfour Beatty re: Tedney Road. The Clerk asked if this work had been completed.
- Domain name renewal for the Parish Council website was now due for the next two years.

14/07 **Financial Matters:**

a) To approve **accounts for payment:**

Mary Seldon Net Salary 09 10: £320.80

HMRC PAYE 09 10: £80.00

Expenses incurred by the Clerk: £24.00 (NDP postage)
£6.00 land registry fees

SLCC – Regional Conference fee: £41.40

Hire of Church Room (December meeting): £13.00

A.R. Thomas Agricultural Contractors: £78.00 (inc. VAT)

Cllr Archer proposed approval for payment, seconded Cllr Cummins, APPROVED by all.

b) To approve **Bank Reconciliation** to 7th January 2014

c) To approve **Income and Expenditure** to 7th January 2014

APPROVED BY ALL

- d) To review the setting of Precept 2014/15 and proposed budget
Acceptance of the budget and precept 2014/15 proposed Cllr Haddock,
Seconded Cllr White.
All in FAVOUR.
Precept 2014/15 set at £9,500.00

14/08 To receive **Ward Councillor's Report**

Cllr Swinford spoke of the basics of planning to clear up perceived confusions from the last meeting.

14/09 **Public Participation** - members of the public are allowed 10 minutes to address the Council
Mr and Mrs Larkin asked about the land name for agenda item 14/13 as they wished to say that there was no area of land within Whitbourne called Old Ford, and wondered if this rendered the agenda item null and void. Councillors confirmed that 'Old Ford' and 'Ford' were the same place and the agenda item would stand.

Several members of the public wished to complain about the state of roads and pavements throughout the village and the Clerk promised to advise Balfour Beatty again.

14/10 To receive update on the **Neighbourhood Plan**

Cllr Williams gave a report on the working party to date.
Public Meeting on 22nd January 2014.

14/11 To receive reports from **Outside Bodies:**

Village Hall -
Playing Fields

There was nothing to report

14/12 To report **village issues** regarding road maintenance, clearance, etc.

- Tedney road Cllr Williams to look
- Rosemore corner - potholes
- Shop onwards - in poor repair
- State of pavement in Old Forge
- Opposite shop manhole cover
- Drains totally blocked

It was also agreed that items for public interest/knowledge ie., Rubbish collection over the holiday period should be printed off and advertised throughout the village.

14/13 To discuss ownership of land at the Old Ford and legal implications

The Chairman asked for a proposal to open the meeting to the public. Proposed Cllr Cummins, seconded Cllr James. APPROVED by all.

Mr Larkin made a statement and asked that this be attached to the Minutes of the Meeting:

I wish to make the following statement:

It is a private land issue. If the Parish Council can demonstrate any legitimate legal interest, could they kindly notify us, as soon as possible. It would have been a common courtesy to inform us of this agenda item, as we had been incorrectly told, otherwise.

Matters are already in-hand after a meeting at the Land Registry, Telford, which took place on 16 December, 2013. They confirmed neither Herefordshire Council nor Whitbourne Parish Council had any identified interest in the land.

We do have 18th & 19th Century documentation which will be available for the Land

Registry to examine in detail.

Mr Larkin

Please note: All the hard-standing area, adjacent to the brook, was created by Charlie James, a former owner and roadman, for access purposes, vehicle parking and storage of his road materials (his yard). The hard-core came from stone from dismantled buildings from Ford Cottage land.'

Harvey Richards the landowner adjacent to this land from 1978 also spoke and explained he had always understood that this could be a right of way - used by the community for local bus and gravel dumping.

Mrs Larkin asked if there was a Commons Register, and it was thought that Herefordshire Council might have one. The Clerk was asked to find out.

After much discussion it was AGREED that the piece of land in question was another example of land that does not belong to anyone and it should be left as it is. The Parish Council made it clear that they had no intention or interest in acquiring it should that be possible. The Clerk was asked to seek clarification from Herefordshire Council.

It was AGREED that the land should be left as it is - common land for the common use. Unless someone tried to claim it in the future when it would be discussed again.

14/14 Items for future consideration
None at this point.

The meeting concluded at 9.30pm