



Caverswall Parish Council

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MINUTES OF MEETING HELD ON THURSDAY 7th DECEMBER 2015 AT CAVERSWALL VILLAGE HALL

Present: Cllrs Paul Roberts, E. Durose, M. Dean, R. Ward and M Clayton
C. Cllr W. Day

Apologies: None

Members of the Public: Gary Finney and Gerald Finney, Jeff Lake, Andy Marshall
Robin MacDonald [RMcD] from Caversall Caslte and associates
Nicola Hermitage [NH] (Friends of Caverswall Castle)
Dan Cooke[DC] (Castle’s Heritage Consultant - works for Landmark Trust
and also works with private individuals through the Heritage Trust)

Subject	Description	Action
APOLOGIES	None	
PUBLIC QUESTIONS	<p>163/15 Vicarage Farm Footpath(no 31) / Access to fields Asked if any response from Lichfield Diocese re ownership of the land, nothing heard as yet. Cllr Roberts had spoken to Penny, Ben Salt’s daughter, and had been given a little information. C. Cllr Day advised that SCC Officers had been to the lane and the gate was locked, he is still waiting on Paul Rochford to come back to advise if SCC gave permission for the gate to be locked. He asked about the signs at the top of the lane – this states “Private ddrive, Authorised Persons only, No hore riding, No morotcycles” Andy Marshall has spoken to Kath Heath and was told thay her Father used the lane for access to the farm for his lorry and that she and Brian had vehicular access to the lane . Little more history given by Mr Finney – they moved in in 1964 and had access to the rear of their property since 1965. Mrs Birks who lives in the house on the corner of the lane has had a gate inot her garden off the lane since she has lived there, think the gate was put in by the people who lived in one of the flats prior to the property being converted into one dwelling and Mrs Birk living there. Gary Finney has used the lane for his motorcycles since 1979. The Salts moved in to their house in 1960. The initial Solicitor that the Finney’s used wrote to Mr Soloman the owner of Vicarage Farm, he was on holiday and it is understood that his Mother-in-Law contacted him and got permission to pen the letter She subsequently telephoned the Solicitor saying they wn the lane. They have a copy of this letter. C. Cllr Day stated that if Officers did not give permission for the gate to be locked then one solution woud be that all who should</p>	

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	<p>have right of access should obtain a key to the lock so they could open it as necessary, any cost would have to be borne by the person requiring a key.</p> <p>Jeff Lake came regarding next years plan to hold a Casra Fest. This is a charity event and is in aid of Cancer Research and Blookwise (formally Leukemia UK). It will be a funday and want to get all the village involed. Also planning a Mad Cow(mud run) Run – obstacle course around site. In the early stages of planning. Want to use the Village Hall but date still to be sorted. Want to use playing field too. Planning to holding various events thoughtout the year.</p> <p>This will be put on the January agenda for discussion on use of playing field, Jeff to let Clerk know date when known.</p>	
MINUTES	It was resolved that the minutes of the previous month's meeting were to be signed as a true and correct record.	
DECLARATION OF INTEREST	Cllr Roberts – re planning matters as member of Planning Committee. He took no part in any discussion re Caverswall Castle and left the room whilst this was being discussed.	
REPORTS COUNTY/DISTRICT COUNCILLORS	<p>164/15 County Councillor – nothing to report apart from what Was discussed in public questions above.</p> <p>165/15 District Councillor – nothing to report.</p>	
HANDYMAN/ LENGTHSMAN REPORT	<p>150/15</p> <p>Notice board in the Square has been sorted and all 3 benches in the village have been painted.</p>	
MATTERS ARISING FROM PREVIOUS MEETINGS	<p>HIGHWAYS ISSUES –</p> <p>166/15 Grids and Drains No report</p> <p>167/15 Issues at Roughcote Lane and The Quarry (153/15, 136/15, 122/15, 106/15, 89/15, 74/15) On going. Cllr Roberts has sent the group an email with the planning permissions</p> <p>168/15 Playing Fields (154/15, 137/15, 123/15, 107/15, 90/15, 75/15, 21/15, 06/15, 139/14, 126/14, 112/14, 95/14, 82/14, 70/14, 56/14, 42/14, 22/14, 08/14, 165/13, 153/13, 138/13, 126/13, 084/13, 064/13, 049/13, 036/13, 025/13, 010/13, 093/13) On going</p> <p>169/15 Footpaths: (155/15, 138/15, 124/15, 108/15, 91/15, 76/15) Vicarage Farm – See Public Questions Footpath from Green Farm up to Cocking Farm – stile has been blocked at Cocking Farm. Footpath number not known. Clerk to speak to SCC Rights of Way. Footpath that goes through Colliers Farm (Dog Lane) - 2 Alsation dogs always loose and therefore not safe to go through the farm. Clerk to speak to SCC Rights of Way</p> <p>170/15 Natural Spring in Caverswall: (157/15, 154/15) This now seems to be running again therefore no further action needed at present.</p>	<p>Clerk</p> <p>Clerk</p>

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	<p>171/15 Caverswall Castle: (158/15, 145/15)</p> <p>At this point Robin MacDonald and his party entered the meeting and to prevent any conflict of interest Cllr Roberts left the room for the suration of the discussions.</p> <p>Cllr Durose took the Chair.</p> <p>Mr MacDonald [RMcD]and his 2 associates came to discuss the planning application for a proposed Well Being Centre at Caversall Castle.</p> <p>Dan Cooke [DC] stated that they had surveyed the immediate vicinity as far as Meir Park and have been surprised how positive the feedback has been with regards to plans for the Castle. There have been concerns from both Lodges but RMcD has opened the door to negotiate asking what they want to do, There has to be a middle ground. Wider opinion needed through social media and letters etc. RMcD stated that there was only 1 or 2 against the plans. DC – There have been personality conflicts. RMcD – Caverswall Castle Facebook page built up to 1100 people supporting it.</p> <p>Cllr Clayton – 1966-79 Castle nuns still there and was then a residential home for ladies was attached to St Filomenas church. In 1993 permission was given to Mr Sergeant to operate as a holiday letting in the turrets. In 2002 the middle part – moathouse – used for holiday lettings.</p> <p>RMcD – when he bought the Castle parties were going on in the letting part these were nothing to do with him. If can't use as a dwelling at weekend then need to use for commercial use in the week.</p> <p>DC -Lot of the Castle was destroyed when split – need to have money put back in. Offset some of the profits back into the building. Historic England – would tell them that this is the only way to use the Castle.</p> <p>RMcD – was given licence for Civil Ceremony for weddings – he was lead down this route by the Council. Is prepared to sign a Legal Agreement with the Council to put money back into the property. Average is usually 8-12% he is prepared to agree to 20%.</p> <p>DC – Castle has a high national significance. Proposal will put Caverswall back on the map. Proposal would overflow back into the village, Only other option is this is not approved would be to sell to a developer who would divide the Castle into a number of houses.</p> <p>C.Cllr Day asked about objections to the proposals.</p> <p>RMcD – No objections to current application knows but have many in favour.</p> <p>Nicola Hermitage [NH] – Spoken to West Lodge residents and East Lodge and have taken on board all comments.</p> <p>RMcD – access would only be from West Lodge entrance. East Lodge entrance would only be used in an emergency.</p> <p>Cllr Durose asked how a 10% agreement would work. RMcD – last time refused as wouldn't do an agreement. Been advised by his architect to offer 10% but he wants to offer 20%. He's offering a Legal Agreement with SMDC which is more than they want. Castle has to be maintained to a high standard.</p>	

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	<p>C. Cllr Day – stated that SMDC are asking for an agreement because of all the “dirty water” that has gone in the past.</p> <p>RMcD – Planning process taking longer than it should.</p> <p>In the past there have been some issues with the wedding use, its all about the building now, has spent the best part of £1million on it so far. The proposed use is more benign than dwellings and need to move it forward.</p> <p>Cllr Durose – the access road need lot of work – will this be done?</p> <p>RMcD – Yes as it will be the main access, Want ot keep traffic out of the village so come from Catchums Corner. He believes this business will be comercially viable. There will be no vehicle use through the village apart from maybe an odd lorry. East Lodge already compromised ith its position and has already got other issues.</p> <p>Cllr Ward – for long time thinks something need doing with the Castle. The application is very much in line with Well Being Centre but it alos implies that it will be used as a Hotel Spa.</p> <p>RMcD – Lots of historic photos put on Facebook page ie champagne in rooms. Application says Hotel Spa only to let people know what “well being” is.</p> <p>Cllr War – it is very misleading.</p> <p>RMcD – there could be some weekend use but would only be for the “well being” use but culd be packages of 4, 5,7 days. He is loking for transparency of use.</p> <p>Cllr Ward – Council see it as a Boutique Hotel</p> <p>RMcD – not viable and wouldn’t worry about this.</p> <p>Cllr Ward – Undersatnd why 106 agreement being done but how will the funding be policed?</p> <p>RMcD – The Castle is his best asset so in his interest too.</p> <p>Cllr Ward – Asked what Nicola’s link was to the Castle.</p> <p>NH – Knows RMcD for long time and felt like he and the castle needed some help s left her job and is not working for RMcD. Started “Friends of Caverswall Castle” group which is very much in its infancy.</p> <p>Cllr Clayton - expect you would get lots of people attending an Open Day just for nostalgia.</p> <p>RMcD – Cant have one as SMDC say they would presecute him which he was told would happen if the School children came to visit the castle, which he thought unfair.</p> <p>Cllr Ward – asked DC what his job/role was.</p> <p>DC – Works for Landmark Trust and also side line work for private people/companies through Heritage Trust. He wants to be a bridge between RMcD and all others. He lives in Rough Close but covers Wales and Mid England for the Landmark Trust.</p> <p>Cllr Ward – Asked about the Enforcement issue fine some of which was to come to the Parish Council for the benefit of the whole Parish community. RMcD – all of the £100,000 has now been to SMDC.</p> <p>C Cllr Day – Meeting has been helpful and very constructive for all.</p> <p>Cllr Ward – asked if this meeting would be reported on the Caslte Facebook page and was told that it wouldn’t.</p>	

Subject	Description	Action
	At this point Mr MacDonald and associates left the meeting and Cllr Roberts returned and took over as Chair.	
CO-OPTION OF COUNCILLOR	One application had been received from Andy Marshall and after a brief interview he was unanimously voted on to the Parish Council.	
DATE OF NEXT MEETING	Due to the length of time spent on Caverswall Castle the meeting was closed at 9.15pm An extra meeting was arranged for Monday 14th December when the rest of the agenda items would be discussed.	