



# Caverswall Parish Council

Clerk to the Council – Lynn Cantlay, The Gables, 504 Weston Road, Stoke-on-Trent,  
Staffordshire, ST3 6QD

Tel: 07955 240891 Email: clerk@caverswall.staffslc.gov.uk

Website: www.caverswall.org.uk/parish-council

## MINUTES OF MEETING HELD ON MONDAY 3<sup>rd</sup> OCTOBER 2016 AT CAVERSWALL VILLAGE HALL

**Present:** Cllrs P. Roberts, E. Durose, A. Marshall, R. Ward, M Clayton  
C. Cllr Day

**Apologies:** Cllr M. Dean

**Members of the Public:** 10 people attended - names in attendance book

Subject	Description	Action
<b>APOLOGIES</b>	Cllr M Dean	
<b>PUBLIC QUESTIONS</b>	<p><u>Auctioneers Arms</u> Update given by Cllr Ward, both applications for Asset of Community Value have been accepted and applications have been approved there is now a 6 week moratorium period 21<sup>st</sup> Sept-2<sup>nd</sup> November (midnight) during which time eligible community organisations can express an interest in purchasing the property, on receipt of any interest that triggers a 6 months moratorium on the sale of the property during which time an offer of purchase can be made to the owner, Mr Whittaker pf Whiteacre Estates. Mr Whittaker has confirmed to SMDC that he will not appeal the registering of the Auctioneers Arms as an Asset of Community Value.</p> <p>Cllr Ward has spoken to Mr Whittaker who advised that he had not put it on the market and asked Cllr Ward for an offer, which obviously could not be done at this stage and some guideline of price would be needed from Mr Whittaker. Advice needed from Mark Forrester on what to do next.</p> <p>Alton residents raised £275,000.00 several years ago to buy their pub they did this by buying shares in the pub and are now turning a profit.</p> <p>Asset of Community Value lasts for 5 years but you can re-apply for a further 5 years for 25-year period so building can't be knocked down and the Planning Department would have to take this into account with any planning application.</p> <p>Steve Baggaley asked if Enterprise had put a Conversant on the property to prevent it being a public house as a previous landlord when enquiring if they could purchase the property and were told that Enterprise would not sell it as a pub as it would be in competition with the other 2 pubs they have in the vicinity i.e. Weston Coyney Arms and the Red House. This needs investigating,</p>	

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Signed .....

Date 2<sup>nd</sup> November 2016

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	<p>Land Registry search needed. The building has been a pub since 1854.</p> <p>Resident from one of the houses on ????? was told that the pub was going to come down when he purchased his house 12 years ago, which obviously it hasn't. He is concerned what is going to happen to the building and the site even if the community buy it. He stated that it had not been a profitable pub for 10 years or so. There was access problems when the houses were built over the car park and when the new access road was built it was only to be used to the houses and no access should have been allowed onto pub car park, access to the car park should only have been off The Green. All services to the houses run under the road. The is concerned if houses are built on the site how this will affect the road access to the houses.</p> <p>The current pending Local Plan which should go to Government in April is currently showing that Caverswall has exceeded its housing quota of houses by seven and any future planning applications will be effected by this.</p> <p>C. Cllr Day then summarised summarized position in that Asset of Community Value been given to the property and that the Residents Group need to see what can be done to raise the money.</p> <p><b>AT THIS POINT CLLR ROBERTS DECLARED A PERSONAL INTEREST IN THE FOLLOWING MATTER AND LEFT THE ROOM, CLLR DUROSE TOOK THE CHAIR</b></p> <p><b>Vicarage Farm Footpath</b></p> <p>Mrs Jones had brought information from Solicitor regarding their farm and access and also details of anti-social behaviour incidents together with Police incident numbers and photographs. Copies to be supplied to the Parish Council.</p> <p>Mr Jones stated that they had got planning permission for a livery yard and caravan storage and that they have permission to use the track as its their only way to access the farm.</p> <p>Mrs Jones also advised that their Title deeds do not show ownership and rights of way as it does not include the track/lane, the question is who owns the lane.</p> <p>Cllr Marshall advised that there is legal access down the track to the fields behind the land however the current land owner uses an access onto Lansbury Drive in Meir. Also Mill Farm has legal right to go down the lane to the farm, it's on their Title deeds.</p> <p>Mr Sullivan stated that they were not complaining about the legal access.</p> <p>C Cllr Day was not so concerned about access it's the anti-social behaviour that's of concern, it's down to whether the Parish Council are prepared to support the route of applying for a Public Protection Order (106 agreement). If gate is put in place then people who have a genuine legal rights to use the track would have a key to the gate, this should be controlled by the Parish Council.</p> <p>Mrs Jones stated that they have no problem with this and C Cllr Day advised that it is the District Council who will decide on who gets a key not the owners of Vicarage Farm.</p> <p>Cllr Durose - the Parish Council fully support them in regards to</p>	

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	<p>Anti-Social behaviour and this needs discussion in closed Council, so no further comment can be made at this point of the meeting.  <b>CLLR ROBERTS REJOINED THE MEETING AND TOOK OVER THE CHAIR.</b>  <u>Post Office</u>            Owner of shop and post office attended the meeting to advise the Parish Council on the current position regarding the Post Office and Shop, which is currently running at a loss and was asking the Council for their help and support in trying to turn this around and get more people to use the shop and Post Office and they don't want to have to close.            It costs approximately £44,000 per year to open the doors, to cover wages, electricity etc. They only get £5,000 a year from the Post Office and the shop is not covering the overheads.            Cllr Roberts and all Cllrs stated that they would not want to lose this vital part of the village and it was agreed to put a post on the Facebook page and also on the website asking for residents to support and use the Post Office. Flyers also to be produced.  <u>Caverswall Castle</u>            Robin MacDonald advised that after 10 half years he has finally got permission to do a Wellbeing Retreat at the Castle, but there are still a few hurdles/stumbling blocks to overcome. Now that he has got permission for Well Being Retreat and Spa he doesn't want be bombarded with complaint being sent to SMDC. He asked for support and advice from Parish Council.            C Cllr Day asked what are stumbling blocks regarding going ahead with the Well Being Retreat and asked Mr MacDonald to pone or email him with full details of what these are.            No-one wants the Castle falling into disrepair.            Mr MacDonald stated that the current Enforcement on the Castle states that the cannot do any B&amp;Bs, events/activity days etc. Cllr Roberts said what is needed is to highlight the Enforcement Conditions and make list of what is in conflict with the new approved application so that these can be looked into. Also needed from Enforcement is clarification/definition on what exactly they mean in regards to "Activity day".</p>	
<b>MINUTES</b>	It was resolved that the minutes of the previous month's meeting were to be signed as a true and correct record.	
<b>DECLARATION OF INTEREST</b>	Cllr Roberts – Vicarage Farm and Planning matters	
<b>REPORTS COUNTY/DISTRICT COUNCILLORS</b>	<b>147/16 County Councillor</b> – all items from last meeting in system <b>148/16 District Councillor</b> – nothing to report	
<b>HANDYMAN/ LENGTHSMAN REPORT</b>	Clerk obtained quote from Steve Billings re tidying old graveyard at £400.00 Clerk to get overgrown hedge cut back on Caverswall Road.	Clerk
<b>MATTERS ARISING FROM PREVIOUS MEETINGS</b>	<b>HIGHWAYS ISSUES –</b> <b>149/16 Grids and Drains</b> No report. <b>150/16 Footpaths:</b> (139/16, 119/16, 102/16, 102/16, 66/16, 40/16, 24/16, 08/16,	

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	<p>155/15, 138/15. 124/15, 108/15, 91/15, 76/15)            Vicarage Farm – see also Public Questions  <b>CLLR ROBERTS TOOK NO PART IN THE FOLLOWING MATTER</b>            The Councillors agreed to support an application for a Public Protection Order based solely on Anti-Social Behaviour issues. Any gate needs to be at least 20-30 yards down track/lane to allow vehicles and trailers to pull onto the track/lane before opening a gate to prevent them stopping on School Lane and blocking traffic. Clerk to contact Mark Forrester on this for advise on the correct procedure.</p> <p><b>151/16 Bus Shelter by Scout Hut</b>            (138/16, 120/16,103/16)            Cllr Roberts had spoken to Mark Forrester about this and is awaiting his response.</p> <p><b>152/16 Fencing along The Dams:</b>            (139/16,121/16, 104/16, 67/16, 41/16, 26/16, 15/16)            Ongoing.</p> <p><b>152/16 Information on cost of playground equipment/insurance costs etc</b>            (140/16, 121/16,112/16)            Ongoing.</p> <p><b>153/16 Car Park Access barriers</b>            (141/16, 126/16, 113/16)            Quotes discussed. Cllr Roberts to look into grants available. Possibly have one fixed and one hinged and have hinged one on end by Village Hall.</p> <p><b>St Peters Church – Condition of the church yard</b>            Before given go ahead Clerk to contact both churches Parochial Councils advising them that we are prepared to pay for the old graveyard to be clear to a manageable state as long as they then take over its upkeep and ensure that it is kept under control.</p> <p><b>Unresolved Items:</b> none</p>	Clerk
<b>CORRESPONDENCE</b>	<p><b>154/16</b>            TSB Bank Statement</p>	
<b>FINANCE</b>	<p><b>155/16 Accounts</b>            Payments:            The following accounts were approved for payment: -            Mrs L Cantlay – Clerk Salary and Expenses - October £215.00 *            Town &amp; Country Services – Sept invoice £348.00 *            Steve Billing – Millennium Garden work £40.00 *            Eon – Highways Lighting £168.24            Grant Thornton – 2016 Audit Return Fee £120.00 *  <b>TOTAL PAYMENTS THIS MONTH - £891.24</b>            * - indicates payments to be made via Internet Banking Faster Payment, approved at meeting.</p> <p>Transfer: £700.00            Receipts:            SMDC – 2<sup>nd</sup> Precept Payment - £4723.44            Bank interest – both accounts - £0.94</p>	

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	Total Receipts - £4,724.38 <b>Accounts (after any payment or receipts made):</b> Current Account - £206.34 Instant Access Account - £14,806.92 Contingency Account - £10,106.82	
<b>PLANNING MATTERS</b>	<b>156/16</b> <b>Applications:</b> SMD/2016/0540 – Stables at Caverswall Park Farm – Proposed residential development comprising 2no.3 bedroom dwellings (Unit 6 provided through conversion of existing barns and unit 7 being a new-build replacing the existing stable buildings) and extension of an existing barn (unit 5 which was granted prior approval to be converted to a residential dwelling under DET/2016/0022) to form a 5-bedroom dwelling – NO OBJECTION subject to neighbour’s approval. SMD/2016/0507 – The Twigg, Roughcote Lane – Proposed demolition of existing garage/store and construction of Granny annexe – NO OBJECTION subject to neighbour’s approval. SMD/2016/0478 – 2 Church Terrace, Blythe Bridge Road – Creation of a new vehicular access and hardstanding – OBJECTION subject to conservation as we understand stone wall cannot be taken down, also question highway issues. <b>Decisions:</b> SMD/2016/0332- The Firs, The Hollow – Double storey extension to two storey house - APPROVED <b>Appeals:</b> none <b>Enforcement Matters:</b> Chase re house in field off Roughcote Lane. Vicarage Farm – put apex roof instead of flat roof on barn.	
<b>NEW BUSINESS</b>	<b>157/16 Gate between car park and Village Hall</b> Cllr Durose reported that the gate had been left open over last Saturday night until sometime on Sunday, she had closed them but the lock was missing, Clerk to email Village Hall advising them of this and asking them to ensure that users of the Hall close and lock the gate before they leave the site. Leaving these open puts the playing field at risk of unauthorised entry.  <b>158/16 Millennium Garden</b> Cllr Durose reported that they have a volunteer who will cut grass the grass weekly and also do the hedges, Clerk to advise Steve Billings of this.	
<b>DATE OF NEXT MEETING</b>	Monday 2 <sup>nd</sup> November 2016 at 7.30pm	
<b>MEETING CLOSED</b>	21.15pm	

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