



Caverswall Parish Council

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MINUTES OF MEETING HELD ON MONDAY 5th SEPTEMBER 2016 AT CAVERSWALL VILLAGE HALL

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

Apologies: None

Members of the Public: 25 people attended names in attendance book

| Subject | Description | Action |
|-------------------------|---|--------|
| APOLOGIES | None | |
| PUBLIC QUESTIONS | <p><u>Auctioneers Arms</u></p> <p>The majority of the people attending the meeting were there because of they are concerned about the village losing a valuable asset. Brian Griffith spoke on behalf of those concerned and stated that no one was aware that The Auctioneers Arms was being sold off and had this been know prior to it being sold, which seem to happen in a couple of day, then there would have been some local interest in trying to come up with a plan to save it. It was the only pub in Cookshill and has been used in past for many fundraising events etc over the years. There has been several changes in Tenants/Landlords over the last couple of years all who have tried to make the pub profitable but the brewery has not helped them, it is as if they wanted the pub to close. Over the years car park has been used by residents of The Villas and if they can't use continue to use this then it will cause highways issues.</p> <p>The pub is a Community Asset and on the last night 75 people in the pub signed a petition to get the pub to remain open. Cllr Ward agreed that Caverswall and Cookshill are losing important social hub of the area, and he had spoken to Enterprise Inns Regional Manager, Jeremy Muff, who told him that when the Pub was sold it was never going to be sold other than a development site. It appears that the current situation has been engineered by Enterprise Inns and agreed that this is a travesty and that the petition is good but need to go down the route of getting it registered as a Community Asset. All Councillors agreed with his comments and advice.</p> <p>Brian Griffith was in possession of the necessary forms and has got the necessary 21 names in support, he asked for help in completing the forms and Cllrs Ward and Roberts both offered assistance.</p> | |

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| | <p>The form needs to be completed and submitted to SMDC asap. Letters of support by as many people as possible should also be sent to Mark Forrester at SMDC in support of the Community Asset application.</p> <p>Email address is mark.forrster@staffsmoorland.gov.uk</p> <p>Letters should refer to the current Local Plan that states that Caverswall has fulfilled its quota of houses needed and therefore if the land has been bought for development then any planning application should be refused.</p> <p>The Parish Council will also write to SMDC stating that we support any application to register the property as a Community Asset.</p> <p>The junction here is bad and needs better lighting as now no lighting from pub. C Cllr Day stated that the junction is now better than it was before and he will speak to SCC re lighting but not hopeful.</p> <p><u>Vicarage Farm Footpath</u></p> <p>Chris Soliman, owner of Vicarage Farm was there to discuss the ongoing problem with the lane down to his farm. He stated that since the gate had been removed various access issues have occurred with residents who live on Scholl Lane who claim they have access rights to their properties or land from the lane. There have also been 5-6 issues when he has had to report cars/vehicles using the lane (he referred to it as the drive) and also of abusive which have been reported to police, he stated that he had Police incident numbers. The problem is ongoing, he has no issues with anyone using it as a public footpath but does have with some people using it as a right of way to access to field and for repair work to buildings.</p> <p>AT THIS POINT CLLR ROBERTS DECLARED A PERSONAL INTEREST IN THIS MATTER AND LEFT THE ROOM, CLLR DUROSE TOOK THE CHAIR</p> <p>Mr Soliman also advised that 2 other residents used the lane for access to the rears of their properties and that his Solicitor could not find anything to verify their claims to access rights as the lane was not registered with the Land Registry. He stated that according to his Solicitor the other property/resident does not have any access rights.</p> <p>C Cllr Day interjected that we are all aware of the history and that in the end the gate had to come down as no other cause of action was acceptable to Mr Soliman and that the only course of action now was a Public Protection Order, this replaced the 106 Order (Gating Order) and has to be started by the Parish Council hence Chris Soliman coming to meeting to ask the Parish Council to do this. Regarding the lane being used for vehicles access C Cllr Day stated that it's not a byway (BOAT) but it's is shown as a footpath on the Definitive Map</p> <p>Mr Finney, resident of 121 School Lane, stated that this lane has been an access to land that goes across to the Meir it is now owned by JDW Technology Ltd bought from Trentway it is the access or to:</p> | |

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| | <p>- A) - The Mill and B) - from Lansbury Lane it is the only access to the land it has always been there. He also stated that there has been a gate at bottom of his garden since he moved in and he has letter from Ben Salt that went to the Solicitor saying that he has got access rights.</p> <p>Cllr Day stated that there are two issues -firstly it is not vehicle access its only walking access and secondly anti-social behaviour. Mr Soliman said that need to go for Public Protection Order as no one came forward with other option, C Cllr Day disagreed as early in the proceedings and offer was made that the Parish Council would get padlock and keys for the gate and then anyone who has legal access rights would be given a key, this had been rejected by Mr Soliman at the time and Mr Soliman accepted that this had been the case.</p> <p>Question is being the Parish Council going to support any Public Protection Order application, on the anti-social behaviour issue the Parish Council may lean towards supporting this, but on access issue this need to be discussed in private at a later date.</p> <p>CLLR ROBERTS NOW RE-ENTERED THE ROOM AND TOOK OVER AS CHAIR</p> <p>Mr and Mr Finney wanted to thank the Council for all the work we have done re the Vicarage Farm track/lane which they thought had been resolved until tonight meeting. He was advised that they should send a copy of the letter from Ben Salt which gave them access to SMDC as soon before any Public Protection Order application is made so that SMDC have this proof of access when considering the application.</p> <p>Clerk is to contact Mr Soliman requesting that he send her all the relevant information regarding antisocial behaviour incidents or access complaints prior to the next meeting so it can discuss it in detail and a decision made on whether to support or not.</p> | Clerk |
| 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 Vicarage Farm footpath access – see public questions | |
| REPORTS COUNTY/DISTRICT COUNCILLORS | <p>132/16 County Councillor – Road master has been in Caverswall to repair some of the bad road surfaces.</p> <p>133/16 District Councillor – no report</p> | |
| HANDYMAN/ LENGTHSMAN REPORT | No report | |
| MATTERS ARISING FROM PREVIOUS MEETINGS | <p>HIGHWAYS ISSUES –</p> <p>134/16 Grids and Drains No reports</p> <p>135/16 Traffic in the village (117/16, 100/16) On going</p> | |

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| | <p>136/16 Pavement from The Green to bridge on Caverswall Road (118/16, 101/16) C Cllr Day to look into this – Clerk to supply photos</p> <p>137/16 Footpaths: (119/16, 102/16, 102/16, 66/16, 40/16, 24/16, 08/16, 155/15, 138/15, 124/15, 108/15, 91/15, 76/15) Vicarage Farm – see Public Questions</p> <p>138/16 Bus Shelter by Scout Hut (120/16,103/16) Cllr Roberts advised that he was still awaiting a response from SMDC re ownership – will chase up</p> <p>139/16 Fencing along The Dams: (121/16, 104/16, 67/16, 41/16, 26/16, 15/16) Quotes still to be obtained</p> <p>140/16 Information on cost of playground equipment/insurance costs etc (121/16,112/16) Ongoing. Wooden structure as discussed at last meeting is for domestic use only. Further investigations etc to be done.</p> <p>141/16 Car Park Access barriers (126/16, 113/16) Quote received from Kel Construction (Jeremy Mould) for 2 barriers - 1 x 4m wide 1 x 5m wide - £3600.00 plus VAT includes fitting. More information needed.</p> <p>Unresolved Items: none</p> | Clerk | | | | | | |
| CORRESPONDENCE | <p>142/16</p> <table border="0"> <tr> <td>TSB</td> <td>Bank Statement</td> </tr> <tr> <td>Enterprise Inns</td> <td>Closure of Auctioneers Arms</td> </tr> <tr> <td>SMDC</td> <td>Outside, activity and healthy leaflets</td> </tr> </table> | TSB | Bank Statement | Enterprise Inns | Closure of Auctioneers Arms | SMDC | Outside, activity and healthy leaflets | |
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| FINANCE | <p>143/16 Accounts</p> <p>Payments:</p> <p>The following accounts were approved for payment: -</p> <table border="0"> <tr> <td>Mrs L Cantlay – Clerk Salary and Expenses – Aug/Sept</td> <td>£439.00 *</td> </tr> <tr> <td>Town & Country Services – Sept invoice</td> <td>£1032.00 *</td> </tr> <tr> <td>Ross Nicholls – July/Aug</td> <td>£97.28</td> </tr> </table> <p>TOTAL PAYMENTS THIS MONTH - £1568.28</p> <p>* - indicates payments to be made via Internet Banking Faster Payment, approved at meeting.</p> <p>Transfer: £1,500.00</p> <p>Receipts:</p> <p>Bank interest – both accounts - £0.98 & £0.89 = £1.87</p> <p>Total Receipts - £1.87</p> <p>Accounts (after any payment or receipts made):</p> <p>Current Account - £537.58</p> <p>Instant Access Account - £10,782.97</p> <p>Contingency Account - £10,106.39</p> | Mrs L Cantlay – Clerk Salary and Expenses – Aug/Sept | £439.00 * | Town & Country Services – Sept invoice | £1032.00 * | Ross Nicholls – July/Aug | £97.28 | |
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| <p>PLANNING MATTERS</p> | <p>144/16 Applications: DET/2016/0048 – Moorville Hall Farm, Leek Road – Proposed portal framed building – No objections subject to neighbour approval Decisions: SMD/2016/0314 – K Holding, Caverswall Common Lane – Proposed change of use of existing agricultural land into a pond – APPROVED SMD/2016/0367 Highfield, Caverswall Common – Proposed two storey side extension and rear terrace – APPROVED SMD/2016/0286 – 2 Halldearn Ave – Proposed side extension, loft conversion with front and rear dormer windows and gable to rear (re-submission of SMD/2016/0057) - APPROVED Appeals: none Enforcement Matters: <u>Query new dwelling on farm land off Roughcote Lane</u> Clerk reported that she had been in contact with Ben Hurst at SMDC re the building of a dwelling on farm land off Roughcote Lane which did not appear to have any planning permission. Mr Hurst is investigating this. Since reporting this initially further work has been undertaken and a tiled roof is not on plus other external work has been done, photographs have been supplied to Mr Hurst. To our knowledge there is no evidence that a building was ever at this location therefore the Parish Council believe this to be unauthorised building work within a green belt area. <u>Query roof on ménage – Vicarage Farm</u> A verbal report has been made regarding the ménage at Vicarage Farm, planning permission was given for this but there is now a roof covering this which has not received planning permission and there is no knowledge of any application being made, therefore Clerk is to contact Enforcement to investigate.</p> | |
| <p>NEW BUSINESS</p> | <p>145/16 St Peters Church – Condition of the church yard Cllr Durose had gone to the old graveyard/cemetery and had found that it was in a distressing state the undergrowth is higher than she is. This area is under the control of the PCC who took over control from the Parish Council several years ago she is also aware of other people who are complaining about the condition of cemetery. It was decided that the Clerk should contact Steve Billing and Andy Scott of Town & Country to ask them for a quote for tidying up this area., they are to contact Cllr Durose who will show them what is need. Following this and dependant on the quote prices the Clerk is to write to the PCC offering to do a one off clear up so it is in a manageable state so that they will then be able to keep it under control. Cllr Roberts mentioned the old Nuns graveyard and that this also need clearing up. He also advised that he had received an email about the church taking off items from graves and that the people in question had looked for signs about the rules about items on graves but had found not, this was about 2 months ago. Cllr Durose advised that a notice had recently been put up on this.</p> | |

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| | <p>145/16 Closure of The Auctioneer Arms – Defibrillator Clerk had received an email from Enterprise Inns stating that the new owners were happy for the defibrillator to remain on the building wall for the time being. An email was also sent to Cllr Ward from the new owners White Acre Estates with an attachment letter for local residents about the plans for the site it stated that when the time came to relocate the defibrillator that they would be prepared to cover the costs and work with the Parish Council on this.</p> <p>Location ideas were discussed. One being on the bus shelter near to the Scout Hut or on a post nearby with electricity being sourced from the Scout Hut and the Parish Council covering this cost on an annual payment basis. At Bickertons, but this was not on the main road though the village so is not considered a primary location. An alternative suggestion was to approach BT to see if they had an old pone boxes that they would be prepared to donate to the Parish Council for the housing of the defibrillator, which would match the one in The Square. Clerk to contact BT and also to contact the Scouts to see if they would be willing have an electricity cable running from their building for the use of the defibrillator.</p> | |
| DATE OF NEXT MEETING | Monday 3 rd October 2016 at 7.30pm | |
| MEETING CLOSED | 9.20pm | |

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