

**PARISH COUNCIL MEETING
OF THE PARISH OF MANCETTER**

Minutes of the Parish Council Meeting of the Parish of Mancetter, held on
Tuesday 25th July 2017 commencing at 7.00pm in the Schoolroom, St. Peter's Church, Mancetter.

Present

Chairman: Mr T Hopkins.

Parish Councillors: Mr J Arrowsmith, Mrs G Forknall,
Mr H Blackburn, Mrs S Healy, Mr B O'Keeffe, Mr B Twining.

County and Borough Councillors: County Councillor Mrs M Bell.
Borough Councillor Mrs D Clews.
Borough Councillor Mr M Davis.

Parish Clerk Mrs K Meads.

Assistant Parish Clerk Mrs E Higgins.

Also Present:

Mr D Fisher, Mr J Ambrus (Gladman Developments Ltd), Mr E Ross, Ms R Stephens (NWBC Community Development Team), PCSO M Yaqub, Rev T Tooby, Mrs J Dawson, Mrs B Moss, Mr R & Mrs D Chandler, Mr R Mellor, Mr & Mrs D Harvey, Mrs F Archer, Mr K Irons, Mr M & Mrs L Holt, Mrs J Knight, Mr J & Mrs M Aldred, Mr B Greig (Residents).

Item 1- Welcome and Apologies

Parish Councillor Mr T Benham sent his apologies. These apologies were accepted.

Item 2 – Recording of the meeting

The Chairman, Mr T Hopkins welcomed everyone to the meeting and asked if anyone recording the meeting could make themselves known. There was no recording of the meeting.

Item 3 – Notice of Interest

Mr T Hopkins, Mrs G Forknall and Mr B O'Keeffe declared an interest in Item 17 - Allotments.

Item 4 – Update from the Community Development Team

Rachel Stephens and Evan Ross from the Community Development Team presented some findings from a recent consultation with local residents. Mancetter with Atherstone has been identified as a priority area focusing on Health, Crime and Economic Activity.

People have been asked what they like about the area they live in and what factors they would like to change. Concerns raised included: street lighting, parking, crime and the building of new houses. It was felt that a lack of a police presence and the lack of lighting overnight made people more fearful of crime. Inappropriate parking and pressures on Infrastructure from New Builds was also raised.

The Team will continue to look at the responses and will update the Parish Council and Residents on future developments.

Signed

Date:

Item 5 – Discussion with Dean Fisher from Gladman Developments Ltd

Trevor Hopkins outlined the background to this application and highlighted the findings of the Mancetter Parish Neighbourhood Plan before introducing Dean Fisher from Gladman Developments Ltd.

Dean stated that Gladman are a speculative promoter of land who work with landowners to prepare sites for outline planning permission. The land off Nuneaton Road is considered to be suitable with amenities and a frequent bus service and therefore documents have been submitted to the Borough Council for consideration. It is proposed not to encroach onto the northern field due to the sensitive archaeology and the proximity of the scheduled ancient monument, therefore only 38% of the site is proposed for building with approximately 40% affordable housing. It was asked if a covenant could be placed to protect the green space from further development in the future.

The area is classed as being in flood zone one and they are working with the local authority to ensure sustainable drainage.

He confirmed that additional measures had been taken by increasing the buffer zone to minimise the impact of odour and noise from the Chicken Broiler in the field next door.

The possibility of establishing an odour baseline was also discussed.

Gladman have been liaising with the County Council over traffic issues and the vehicle and pedestrian access to the proposed site. Concerns were raised by local residents about traffic volume, speed and safety and Gladman were asked to consider moving the entrance and putting in traffic lights or a mini roundabout. The suitability of a footpath leading into Quarry Lane was also questioned.

Geophysics have taken place within the proposed site and there is talk of trial trenching as part of discussions with the County Council Archaeologists.

Item 6 – Public question time

All issues had been raised as part of the Gladman presentation and members of the public left the meeting at this point.

Item 7 – Minutes of the last meeting

It was proposed by Mrs G Forknall, seconded by Mr H Blackburn and agreed unanimously that the minutes of the Annual Parish Meeting and the Annual Parish Council Meeting of the 23rd May 2017 be accepted.

Item 8 – Matters Arising from the Annual Parish Council Meeting on 23rd May 2017

- **Crown Waste Management Chicken Broiler**

A letter had been received by Rev T Tooby as Chair of the Mancetter Action Group from the Planning Inspectorate, stating that the concerns raised over the public hearing will be investigated and fed back to the group copying in the local MP and Secretary of State.

- **A5 Contact Group**

Plans to lobby local MP's for work to be done along the A5 Corridor are in place and Brian Conway from Witherley Parish Council is very active as Chair of this group. Some grass cutting has taken place but this will need to be monitored as an ongoing issue.

- **Defibrillator Project**

A total of £2003 has been raised towards the Defibrillator for Ridge Lane and a letter of thanks has been sent to Richard Smith for his kind donation of £1,000.

- **Site visit for Public Bridleway**

There are no further developments at present and the report prepared by Mr J Arrowsmith could form a consultation document for the County Council if the plans progress in the future.

- **Volunteers for Footpaths/ Rights of Way**

The Quarry are willing to provide some volunteers and work will commence in the future once time pressures have eased for the Co-ordinator.

Item 9- Report from the Police

***This item was brought forward to the beginning of the meeting after the Notice of Interest due to PCSO Mo Yaqub being on active duty.**

Mo apologised for being unable to attend the last few Parish Council Meetings.

A lot of time and energy has been spent on resolving a neighbourhood dispute in Findley Close and this has led with the help of CCTV to a conviction for Harassment.

Mo recommended CCTV as a tool for fighting crime.

Parking around St Benedict's School in Mancetter has been problematic and Mo has spent time talking to parents. It is planned to issue a brochure on road safety via the pupils. **Residents highlighted that contractor parking on Church walk, Priory Walk and Daniel Road is causing chaos alongside lorries delivering materials to the site of Joseph Cadman Court. The Parish Council have raised these concerns with NWBC alongside working hours and have suggested parking in the recreation ground carpark over the summer holidays.**

Mo has the power to issue section 59 warnings for incidents causing anti-social behaviour. He will monitor parking and the speed of drivers along Nuneaton Road finding out more information on the recent traffic accident there on 8th July.

Item 10 – Report from County and Borough Councillors

Borough Councillor Denise Clews has reported the Ragwort growing in Mancetter Rec to the County Council and Borough Councillor Martin Davis has reported the rubbish and door repairs at Gramer Court to Angela Coates at NWBC. Both would like to receive a copy of a previous consultation on housing development in Ridge Lane.

County Councillor Margaret Bell fed back about a Pilot Project for Mancetter following a detailed analysis of health- related data. Entitled PBJNSA "Place based joint strategic needs assessment" it will be looking into issues of obesity and high blood pressure and a redesign of the Stroke Service. The "one thing" campaign has now become a mini health check incorporating a blood sugar test.

The pothole outside Mancetter Memorial Hall has been fixed but the Japanese Knotweed has now reached 8ft by the Ridge Lane sign. Burning of upholstery waste by Whetstone Brothers will be monitored.

Item 11– Any other Parish Business for Discussion

- **To discuss any Grant applications received**
No applications have been made.
- **To decide on the dates for the Annual Parish and Annual Parish Council Meetings for 2018**
It was agreed to hold these meetings on separate dates in 2018 and to ask those who do not attend in person to just give a brief report. Mr B O'keeffe suggested holding the Annual Parish Meeting in April and the Annual Parish Council meeting to remain on 22nd May 2018. A date for the April meeting will be forwarded to Councillors based upon the availability of the schoolroom.
- **Liaison Group for Temporary Travellers site / Draft Protocol**
The Travellers site on Oldbury Road is trying to meet planning conditions but concerns over pollution and highways are ongoing. A Draft Protocol exists on unauthorised traveller encampments which the Parish Council is now aware of after receiving a copy from WALC.
- **Invite WALC Chairman Bill Lowe to September Meeting**
Bill Lowe would like to introduce himself to local town and parish councils to ascertain how WALC can tailor its support to the needs of its members. It was agreed to invite Bill along to the Parish Council Meeting in September.

Item 12 – Correspondence

A full list of correspondence received had been passed to the councillors (Appendix I)

Item 13 – Planning Matters and New Applications

- **PAP/2017/0278 Gladman Developments Ltd**

This item was covered as part of Item 5

The comments raised will form the basis of a letter to North Warwickshire Borough Council.

- **PAP/2017/0358 Purley Chase – Divide one flat into two separate flats**

No objection providing all relevant safety regulations are adhered to.

- **PAP/2017/0384 Land Rear of 66 – 71 Arden Forest Estate Ridge Lane – Erection of 12 houses plus associated access and landscaping**

A consultation took place in 2015 the last time an application was presented for this site. Local residents gave the view that flats were not required and bungalows would be beneficial. The entrance to this proposed development is opposite the car park to the Brewery Tap. Councillors suggested looking at the possibility of some off-road parking on the site to help alleviate the difficulties along that stretch of Ridge Lane.

Item 14 – Finance

- **Signing of all payments since the last meeting**

All cheques and bank payments were signed in accordance with the bank mandate.

Item 15– Neighbourhood Plan

- **Update on Referendum / Voting Promotion**

The date for the Mancetter Parish Neighbourhood Plan is 7th September 2017 with voting taking place at Mancetter Memorial Hall and Ridge Lane Chapel. It was agreed by the Councillors to put up some posters in both villages towards the end of August to encourage people to vote.

Item 16 – Cemetery and Maintenance around the Parish

The Policy on pre-selection is now being implemented and having looked at the remaining space within the Cemetery there will be no need to purchase additional land in the near future.

Item 17 – Allotments Update /Signage

- A Break in took place on an allotment shed between Sunday 23rd and Monday 24th July. As the Allotment holder was away on holiday then an incident number was obtained by the Assistant Clerk. It is not yet known if anything was taken.
- The “Private Property Sign” on the Allotment gate needs replacing as people have been seen entering the allotments after dark from the Brewery Tap.

Item 18 – Publicity

The Assistant Clerk advised that a report for the June / July edition of Mancetter Matters had been sent in. Mr T Hopkins signed a copy for the records.

Item 19 – World War One Commemoration Plans for November 2018

Due to the late hour and the lack of time pressure, it was agreed to defer this Agenda Item to the next meeting.

Item 20 – Date of next meeting: Tuesday 26th September 2017

Mrs K Meads Clerk and RFO asked if Councillors could consider if they have any Budget Requests outside of the normal annual expenditure.

As there was no other business, the meeting closed at 10.10pm.

Signed

Date: