

Bagnall Parish Council

Minutes of the Meeting Tuesday 13 March 2007 Moorlands Village Hall, Bagnall

Present

Cllr Ken Simpson (Chair)
Cllr Frank Hayes
Cllr Peter Lawley
Cllr Sybil Ralphs

Cllr Peter Adams
Cllr Roy Hewson
Cllr Dave Pearson

In Attendance:

Denise Cooper (Clerk)
Dennis Boulton
0 Members of the public

Bagnall Conservation Area Appraisal – Talk by Chris Drage

Mr Drage gave a brief precise of the history of conservations areas, which came into being in the 1960's to afford a level of protection to buildings short of listing them. In the early 1990's English Heritage took over the role of conservation and although some guidelines were drawn up around eligibility nothing was really done. The government has now directed that we manage conservations areas properly and therefore Staffordshire Moorlands District Council is undertaking an exercise as part of their Best Value Performance Indicators (BVPIs) to identify features that can be preserved. Bagnall is one of the first areas that is being looked at and will be used by architects, planners, etc in determining future development in the area. From the document a management plan will be developed which will be up-dated every five years.

Cllrs asked how wide-spread the consultation had been. Dr Drage replied that the District Council's web site carried a copy of the consultation document, and it was also available via a number of other community venues, ie One-Stop Shops in Leek, Biddulph and Cheadle. Advertisements in The Messenger directed readers to the above venues. Consultation has also taken place with the local Conservation Forum and a number of other specialist groups that advise the planners in the Moorlands.

Cllr Pearson queried the positioning of the 'vantage points' on the maps at the back of the document. Mr Drage stated that they highlighted vistas that required protection and some discussion around these followed. Cllrs did not wish for people to utilise these points without prior notification as it could infringe upon adjoining landowners privacy.

Discussion took place on the management plan, which will be used to maintain the character of the village. The plan will set out problems that the locality faces and how these will be managed, and once developed will be signed up to by a number of partner agencies. The management planning framework will replace the local planning policy from September 2007. Cllrs felt that some recognition should be made that the village needed to evolve, but in a sensitive manner.

Discussion followed on listed buildings, and Mr Drage emphasised that any work (whether internal or external) that was not agreed via planning consent was illegal and enforcement action would be taken to re-instate the dwelling to its former condition.

Cllr Adams felt that there was a lot of text not applicable to Bagnall and asked that this be put into a separate section. Mr Drage advised that he had tried to put

THESE MINUTES ARE SUBJECT TO VERIFICATION AT THE NEXT PARISH COUNCIL MEETING

specialist detail into more general terms to enable people to relate this where applicable to each conservation area. Some areas had suffered erosion of historical detail and Cllrs asked that this be highlighted without mentioned specific premises.

Mr Drage was asked what the process was for buildings that the parish felt should be listed. Currently, the English Heritage is undergoing a review of the process and is therefore unlikely to accept new registrations in the short term. Buildings are listed because they are of historical interest on a national scale. There are undoubtedly a number of buildings locally that we would like to list but which are not of a suitable quality and the Moorlands would like to establish a historical asset register of buildings that people feel are important to afford them a level of protection.

07.20 Apologies

There were no apologies

07.21 Minutes of Meeting held on 13 February 2007

The Minutes of the previous meeting were read and accepted as a true and accurate record.

07.22 Matters Arising not on agenda

06.104 – Appointment of a new Clerk

Members welcomed to the meeting Dennis Boulton, who has been appointed a Clerk to the Parish Council with effect from April 2007.

07.23 Finance issues

An invoice for £16.85 has been received for the horse trough. Payment was agreed.

Jackson Nurseries provided a quotation for the Lengthsman's contact in the sum of £2,789 (inclusive of VAT) and this was agreed.

07.24 Planning Applications

Full permission for development has been received in respect of

- Meadow Brook, Stanley Road, Stockton Brook
Single storey side/rear extension

Refusal of planning permission has been received for

- Stables, Lime Tree Farm, Clewloes Bank, Bagnall
Retention of livery stables, staff mess and changing facilities, tack room, storage and drying room

Notification of work to a trees protected by a Tree Preservation Order has been received in respect of

- Hill View, Clewloes Bank, Bagnall
To fell 2 trees in poor condition and whose roots are causing damage to the property

Old Reservoir, Bagnall Road

Cllr Simpson advised that there had been a change of opinion by the Enforcement Officer who now did not feel that the new gates were out of place. Cllrs disagreed

THESE MINUTES ARE SUBJECT TO VERIFICATION AT THE NEXT PARISH COUNCIL MEETING

with this opinion and will pursue the re-instatement of the rails.

Bagnall Heights

Cllr Simpson advised that the work to install pavements is imminent, but asked that focus was not taken off the bus shelter which was in need of replacement by the developers as part of the planning consent conditions.

Agricultural Development opposite golf course, Bagnall Road

The Clerk was asked to obtain clarification as to whether or not the current development on this site requires planning permission.

07.25 Footpaths, Highways and Maintenance issues

06.49(i) – Clewloes Bank – 40mph sign

Cllr Ralphs will follow this matter up.

06.49(iii) – Well on Thorney Edge Lane

Cllr Pearson advised that Mr Weston will provide a quotation within the next couple of weeks.

06.06(ii) – Stanley Road- Bulbous tree

Progress is still being monitored

06.58(ii) – Burial Ground

Work is still ongoing

06.67(v) – Salters Wells – Trees

This work has now been completed

06.06(i) – Pavements within Bagnall

Resurfacing work to start shortly

07.06(ii) Seat opposite golf course

Cllr Lawley will obtain a quotation for the replacement of the seat

07.06(iv) – Seat by the Church

Work is progressing

07.26 Environmental Issues

There were no issues raised.

07.27 Correspondence

- Moorlands village Hall requested use of the playing field and field near the cross for the Chestnut Queen Fete on 17 June 2007. Permission will be granted.
- Letter from local resident regarding the hire of playing field for private function. In principle Cllrs were in agreement, but raised concerns around the impact upon local residents. The Clerk was asked to ascertain the terms of our lease regarding sub-letting and provide feedback at the next meeting.
- Staffordshire Moorlands Parish Assembly – Request for feedback on Planning Training Sessions.
- Community Council of Staffordshire have joined with Calor to promote the Calor Village of the Year 2007 award
- Leek and District Civic Society Civic Society Awards Scheme 2007. It was agreed to nominate the improvements to the swings in the playing fields
- E-on Central Networks have provided a sample pack for use in case of power failure. The clerk was asked to obtain further details.

07.28 Any Other Business

- Cllr Ralphs asked that the letter regarding the establishment of a youth club from two young residents be forwarded to Mr Duncan Cowie, Staffordshire Moorlands District Council. Permission from the two young residents will be sought.

THESE MINUTES ARE SUBJECT TO VERIFICATION AT THE NEXT PARISH COUNCIL MEETING

The clerk was also asked to write to Rev. Alan Betts as he has the overview of youth work within Endon and may be able to assist.

- Cllr Lawley stated that the beacon on the boundary of the village hall car park was leaning. Discussion took place and it was suggested that the clerk approaches BY and E-on for sponsorship to repair this.

The meeting closed at 10pm

Signed(Chairman)

Date:

DC
14 March 2007