

Hixon Parish Council

Minutes of Parish Council Meeting Tuesday January 15th 2013

In attendance for all or part of the meeting:

Cllr B McKeown (Chair), Cllr J Carmichael, ~~Cllr D Sephton~~, Cllr G Tummey, Cllr P Hopcroft, Cllr Mrs S McKeown.

Members of the public: See list of people signing as In Attendance.

Ref	Item	Action
001/12	Apologies received from: Cllr D Sephton and Cllr Mrs C Hassall and from members of the Public: Cllr Mrs J Tabernor, Cllr L Bloomer, Cllr A Stafford-Northcote, (Cllr A Perkins for being late).	-
002/12	No declarations of interest were made.	-
003/12	Minutes of meeting December 18th 2012 were accepted as accurate.	-
026/10	Survey on Rural Exception Housing from Housing Plus and Stafford & Rural Homes: Planners have approved all 3 sites put forward, Highways have approved 2 of the sites. Agreed to give permission for land owner of preferred site (number 11) to be approached. Some technical issues are being discussed with the landowner.	Clerk
067&081/09 & 056/11	Speed and Highway Safety in Hixon Parish. Cllr. Tummey to find out details of Homezone requirements. Maps and details/proposals of highway safety measures have been sent to Chris Mitchell for comments and prices. Some feedback received. Meeting arranged for 25th January outside Memorial Hall. Priorities as far as PC in concerned are: High Street, then all 3 entrances to the village (New Road, Lea Road and Church Lane - County Council should pay for safety measures on Church Lane outside school).	Clerk
As above	Speedwatch Campaign: There won't be any further Speedwatch sessions until February due to the cold and gloomy weather conditions. There is an anomaly with speed limit in Church Lane: it is different depending upon which end you enter it, outside the 30mph section. Clerk to raise with Highways: National Speed Limit (60mph) sign to be erected at Farley Corner end of Church Lane.	-
021/09, 023/09, 074/09, 091/09	Playing Fields Report: No problems. Sponsor board now in place. Invite Staffs Environmental Fund representative along to unveil the board. Chair to contact Stone Canoeist to official ceremony. Fresh Air Fitness have had a team out to sort out the problem with the rust again. If problems re-appear, take Fresh Air Fitness up on replacement offer. Clerk has tabulated prices received for repairs from the 3 contractors that are quoting. Review the prices and possible addition of a roundabout at budget time and during asset inspection. Familiarise with rust problems on fitness equipment during asset inspection. Cllr Hopcroft to provide information on problem with seat backs on Pull-Down Challenger. Grass cuttings have been removed from the bank and placed in corners - satisfactory, except banks left in poor condition wrt to grass. Cllr Hopcroft and Clerk to write letter to Fresh Air Fitness re rust (coming back again) and seat backs (they are defective and should be covered under warranty).	Cllr Hopcroft/Clerk
097/07	Allotments: Sponsor board now in place. Awaiting official opening ceremony. Need planning permission and and idea of costs plus sources of funding. Allotment paths are to be kept weed free by allotment holders. Clerk has established that Parish Councils pay half the normal fee for a planning application, fee would be £75. Chair to speak to Allotment Committee about them paying half of this. Fee money (from PC) would come out of ring-fenced allotment money. See if planning permission is granted then look for external funding for works. Plans for derelict building need to be finalised. Look out site map for allotments.	Chair Map - Clerk
201/06	Disputed Land at Hammonds Croft: Plan showing piece of land transferred has been prepared and agreed with householder - copy has been provided to householder for forwarding to Land Registry with paperwork and fee. Land Registry appear to have now accepted the map. Nearing completion.	Clerk
094/09	Land Registry: Checking which bits of land are registered as owned by Hixon Parish Council. Hammonds Croft and Sycamore Drive land title registers purchased - OK. Ridgeway OS is registered, Lauder Grove is unregistered, Church Road is unregistered, Meadow Glade is unregistered. Car Park is registered, Greenfields and Featherbed Lane are unregistered. Need to change some title registers from Stowe PC to Hixon PC. Clerk and Cllr Sephton have looked through old files stored at back of Memorial Hall. The original Playing Fields gifting document has been found, together with other paperwork on land. Most files from the cabinets have now have been discarded. Clerk to look through files and liaise with Land Registry.	Clerk

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(101/09)	(Car Park light: Bollard light has arrived and is with contractor. Installed and connected to electricity supply, working successfully).	-
051/10	JBMI Liaison Committee - EA sent on a "letter" from JBM re increasing the height of the chimney stack and consulting residents - it was decided to go back to the County Council asking about the proposed liaison committee: County Council are organising a liaison group to include Hixon PC. The letter sent on by the EA was apparently an invitation to consult, a "paper" letter has now been received. Decided to reply saying that PC will discuss the proposed new chimney stack once a formal planning application has been received. Letter has been sent to JBM. Level of problems and complaints re smell and noise has increased again recently. St Peter's school have had a consultation meeting with JBM, they felt the proposed new chimney would have several advantages over the current situation. County Council liaison group should be close to being set up as the local agreement is close to being finalised - awaiting engrossments from the applicant's solicitors.	Clerk
064/10	Community Transport - Cllr Mrs S McKeown and Cllr B McKeown attended a meeting discussing a combined bid for funds for Community Transport from County Council (awarded by the Lottery Fund) on January 25th. It is a Ring and Ride scheme with volunteer drivers. Person requesting the ride pays the volunteer, volunteer passes money to the organisation and the organisation pays the volunteer's mileage plus a little bit over. Tixall with Ingestre, Hixon and Colwich present. Stowe by C may be interested. Could operate as different schemes with one (paid) co-ordinator. Questionnaires are being produced to establish the interest in the village. Questionnaire will not be provided by Colwich PC but they have provided information. Put article in Compass and Newsletter to establish interest. Cllr Mrs S McKeown has prepared a piece for Compass magazine, this was sent to Compass in June. Sent again for November Compass as did not appear over the summer. Article in November Compass, 2 replies received so far: one wanting transport, one offering transport. Newsletter article may invoke more responses.	Chair
046/11	Encampment at side of canal in Pasturefields: Canal boats set up a camp on the canal at Pasturefields, a Romany caravan is also there. SBC Planning are looking in to this and also static caravans parked at the side of the canal. SBC have asked for help from residents to record movements etc. at the encampments over a 28 day period. Two possible volunteers to do this. Chair will ask one person to keep a log. Planning Enforcement are following procedures with a view to enforce planning permission application - boat owners say that boats are not in the water as the bank has eroded and the boats are on land. British Waterways have not given permission for boats to be moored. Enforcement action is going ahead, certain items have been removed. The legal department of SBC have written giving intent of a summons. The time ran out Monday Sept 24th. It is believed that a summons has been served.	-
032/11	Website update/revamp: We are nearly at the stage where we can do things ourselves with the new website. News page has been set up. Link sent to all Councillors so that everyone can have a look at what has been set up. Try uploading articles etc. to the website. Awaiting lesson on how to populate website, training hopefully late Jan/early Feb, then will go live with new website.	Clerk/Chair
015/12	Revised Code of Conduct: Code of Conduct from the Borough Council has been published - can use this draft version for Parish Council. Main difference from previous code is that the pecuniary interests of spouses/partners now have to be disclosed. Draft model 2012 and current Hixon Code of Conduct circulated to all councillors. List of changes as such not available from SBC, appendix 1 to report that states the main changes has been circulated. Sub-committee agreed to look at the paperwork and report back in February as to what needs to be done - Cllrs: Mrs S McKeown, Mrs C Hassall, D Sephton. Meeting Wednesday 28th January.	Sub-committee
032/12	Local Development Framework: response to most recent consultation: Response has been sent in to SBC planning. It has been proposed that some villages are removed as Key Service Villages due to lack of facilities, Hixon has less facilities than some of these. Further correspondence has been circulated, can comment on whether plans are legal and safe - need to format a response, Clerk to request hard copy of documents.	Clerk
037/012	Public meeting for 12/16714/OUT Building for Use Class B1(Business) and/or Use Class B2 (General Industry) and/or Use Class B8 (Storage and Distribution) (outline) - access, appearance, layout and scale to be determined - Air & Ground Aviation Land Off New Road, Hixon. Planning Committee gave permission for the outline planning application to go ahead. A large number of Hixon residents have indicated their disgust at this decision at the planning meeting, at the PC meeting and via e-mail etc. The decision was based on inaccurate and mis-leading information. A resident has agreed to lead the complaint on behalf of other residents against Stafford Borough Council's decision and take the case to the ombudsman if necessary. Signatures collected at the meeting and a door-to-door flyer will be produced, to be completed and returned, stating support for the complaint. It was suggested by a resident that advice from a planning consultant may be useful. Letter of complaint has gone in to SBC, together with >ca. 300 residents signatures supporting the complaint.	All

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038/12	Correspondence received as a result of public meeting (037/12): no discussion required.	-
049/12	Draft Budget 2013-2014: now updated for changes made at meeting 8th January. Leave £13000 in for play equipment, show £10000 grant going in. Leave Highways money in budget. Keep precept at £24000. Clerk's salary increase for 2013 agreed and expenses agreed, as shown on budget. Fighting fund included in budget, see 059/12 below. Check if flower bed maintenance, weed killing etc. can be put on 2-year deal, fixed price as per 2012, accept if get positive response. Price for school to church field footpath weed clearing accepted for 2013, decided to stop cleaning bus shelters and phone box for 2013/2014 and see if stay OK. Letter received from Millennium Green Trust asking for continued financial support - agreed to pay for grass cutting and weed killing for another year (2013-2014). Final Budget 2013-2014 agreed, as dated 15th January 2013.	Clerk
053/12	Discuss play surface repairs/renewal and roundabout: Discuss with budget next meeting. Clerk to get prices for 4 pieces of play equipment (including a roundabout) in the £5-6K region for budget. Proposal made and agreed that St Peter's children should chose which piece they would prefer to have on the playing field. Prices and details obtained, further discussion required..	Clerk
050/12	Neighbourhood Plan: Agreed that Hixon should apply for a Neighbourhood Plan. Clerk has drafted letter based on Colwich letter, need a copy of the Parish map. Letter and map have been sent to Alex Yendole - Clerk to chase up and ask about the money available from Government to offset the costs.	Clerk
051/12	Actions from asset inspection: Not all that many actions, Clerk has obtained prices for work, costs accepted; work to be given a specification by Cllr. Carmichael.	Cllr Carmichael
052/12	Discuss separation of Hixon from the Haywoods/Colwich in local election. Residents at the meeting agreed that this should be taken forward - to be progressed in New Year. Clerk to write to Alistair Welch asking for the ward boundary to be re-drawn making Hixon a single member ward. Ask about shortest timeframe possible and what the PC can do to help. Public feedback and support is required, campaign locally. Boundaries are due for review every 10 years, last review was 2003.	-
058/12	Discuss the lack of representation for Hixon by Borough Councillors: Ask Alistair Welch for clarification re planning committee members? It was decided to ask Alistair Welch if there are any restrictions on Borough Councillor's listening to PC and/or members of the public discussing planning applications: can they listen, can they express views? Seek clarification. E-mail sent, no reply. Follow-up.	Clerk
059/12	Consider allocating funds for fighting planning applications/overturning planning decisions: Re approved planning application for massive assembly plant/factory on New Road (agricultural land next to Hixon Airfield Estate) - Senior Planning Consultants agree with the objections put forward by Hixon residents and say that SBC has failed on at least 4 points in the way it has dealt with the application. They think there is a good case for a judicial review. Costs: pre-action letter ca. £1500 plus possible further follow-up costs, application for judicial review £5K - £7.5. Costs for full judicial review could be a further £25K - £30K. Costs may be awarded to winner, up to ca. 80% of costs from other party. Decision made to approve initial fund of £2500, proposed by Cllr Hopcroft, seconded by Cllr Tummey. Vote unanimously in favour. Ageed to go ahead with the Pre-Action Protocol letter to SBC, Clerk to contact law firm to proceed.	Clerk
060/12	Discuss JBMI replacement chimney erected without planning permission: Chimney was erected without planning permission. Claims made by JBMI that Hixon PC had delayed the planning decision by requesting 3 extra days consultation period - not true, extension had no impact on the decision date (info. from SBC). Contact Staffordshire Newsletter re wrong information provided in their news article, ask for correction to be made.	Clerk
061/12	Discuss top re-surfacing of roads in Hixon - problems of loose stones etc. Chris Mitchell has been e-mailed, awaiting a response.	
017/12	Chairman's announcements:	None
	Since the approval of the planning application for a massive building on agricultural land, there has been an application from a company on Hixon Airfield Estate for a site extension on to agricultural land.	

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018/12	Councillor Questions:	None
	A Councillor has been asked by a resident whether the willow tree(s) recently cut down was going to be replaced. This is a matter for the Millennium Green to discuss - however, the leaves and debris from the willow trees caused a lot of problems on the play area and also caused a mess on the car park.	-
019/12	Date of next meeting: February 12th 2013.	Clerk to book Memorial Hall
020/12	Public Participation	
	Stowe Lane became a death trap when A51 diversion was in place, it was used as a rat run - could something be done to reduce the speed along it? Very dangerous for walkers. The road, verges and some front gardens have been damaged by the heavy vehicles - buses and HGVs assumed they had right of way and squashed cars in to the hedges. Contact CC to ask why the A51 problem took 2 weeks to sort out, let them know about damage caused. Find out if Stowe By C are going to complain.	Clerk
	Walk from Swansmoor Farm to lower Swansmoor has an electric fence blocking the path and a silo to go around. A stile has been overgrown by a hedge. This path may be in Colwich Parish, Clerk to let footpaths know.	Clerk
	Is there any news on the route for HS2/HS3 in Hixon area? Cllr Perkins had been to a meeting in London and believed the route may be parallel with the A51 from Rugeley northwards, could be the Hixon side of the existing rail line.	-
	Does the new garage at Chase View Farm require planning permission? Householder has been told it doesn't.	-
021/12	Planning Applications:	
	12/18025/FUL Retention of fence to existing access at Beech Tree Farm, Pasturefields (formerly Common Farm House)	No objection
	12/18122/FUL Retention of cattle shed at Pasturefields Farm, Pasturefields, Great Haywood	No objection
	For information: An appeal has been made against the refusal of 12/17180/OUT The Bungalow, Pasturefields Lane: Demolition of existing bungalow and construction of five 4-bedroomed houses.	No objection
022/12	Planning Reports	None
023/12	Bank Reconciliation.	Done
024/12	Schedule of agreed payments	
	C Gill salary - January (gross). Local Gov act 1972 s111.	£622.26
	C Gill expenses - January. Local Gov act 1972 s111	£48.50
	Reimbursement C Gill mileage (16 miles @ £0.45p/mile). Local Gov act 1972 s111	£7.20
	Reimbursement of C Gill for stamps - (12 x 50p 2nd class). Local Gov act 1972 s111	£6.00
	Fenns stationery ink	£82.63
	Hixon Memorial Hall October to December 2012	£32.00
	TGM Weed spraying July and September	£213.60
	TGM planting and maintenance of Church Lane planter	£100.80
	TGM Flower bed maintenance and nettle spray (Hammonds Croft) in September	£438.00
	TGM Minor Highways work	£456.00
025/12	Correspondence received: Invitation to enter the BKV competition 2013.	

Meeting finished at 10.00 pm.