Minutes of Parish Council Meeting Tuesday July 7th 2015

In attendance for all or part of the meeting:

Cllr. B McKeown (Chair), Cllr. P Hopcroft, Cllr Mrs S McKeown, Cllr N Baxter, Cllr Mrs C Murdoch, Cllr A Murdoch.

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

Ref	ltem
001/14	Apologies received from Cllr Mrs M Aberley, Cllr M Kelly and from members of the public: Cllr. L Bloomer
002/14	Cllr Baxter declared an interest in item 032/14, Cllrs B and Mrs S McKeown declared an interest in planning application 15/22471/OUT:all were out of the room during discussions on the respective items.
003/14	Minutes of meeting June 9th and June 16th 2015 were accepted as accurate.
041/15	Gospel Hall Trust site on New Road: representatives of the Trust to give an update: The planning application has been refused on the grounds of a flood risk issue. The County Officer did not agree with the person the gospel Hall Trust were using. A new application will be put in, with a new drainage layout and using a pond to take the surface water. The Highways safety feature has probably not been taken up with Highways yet - as the PC are going to be talking to Highways about the proposed Safety Features, the PC will bring the proposal up at the meeting, saying that there may be a sponsor for the New Road project. Contact Nick Dawson to arrange meeting.
039/14	Publicly Accessible Defibrillators: following talk by Paul Dadge on October 21st: Question on defibrillator added to NP Business questionnaire that went out late November. From responses, one at ALE and JBMI getting one. Discuss further in March. E-mail from Paul Dadge to Clerk, re supply of free defibrillators and vehicle conversion (possible Bristor involvement?), forwarded to councillors. The Bank House pub would be willing to house a publicly accessible defibrillator. April: ask if Hixon could have 3 free de-fibs and check price of cabinets (could get them sponsored?). May: Paul Dadge gave a brief explanation of the situation re the publicly accessible defibrillators. Hixon Airfield Services has agreed to sponsor/pay for one cabinet on Central Fasteners, Joules Brewery will sponsor half of one and try and fund raise for the other half with the Bank House, Haven't heard from McColls yet. Decision taken to order 3 cabinets (Maximum cost to PC is one and a half cabinets = approx. £900), on the basis that the PC can still get 3 free defibrillators. Clerk to check up-to-date defibrillator position and order cabinets if appropriate. Only 2 defibrillators now available for free - order 2 cabinets and wait and see what happens with funding before deciding on the third.
026/10	Rural Exception Housing from Housing Plus and Stafford & Rural Homes: Application out in Dec 2013, validated Feb 2014. Housing proposed is 5 rented properties (2x 2-bed bungalows, 2x 3-bed house, 1x 2-bed house) and 2 shared ownership properties (1x 2-bed and 1x 3-bed houses). Planning permission now granted (January 2015). Sampling going on, on-site, March 2015. Work has started, completion due for Spring 2016. Work temporarily halted, waiting for BT to put in a cable in the footpath, should be within the next 2 weeks. Youths had stolen the fire extinguishers from the site and discharged them, extinguishers now locked away more securely in main compound. Site manager is Mark Morris. Cllr Hopcroft is PC liaison person for the rural exception houses. Still waiting for BT to lay the cable. It is known that a brook runs through the site.
067&081/09 & 056/11	Speed and Highway Safety in Hixon Parish. Maps and details/proposals of highway safety measures have been sent to Chris Mitchell for comments and prices. 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). High Street now complete. Write officially to Chris Mitchell to ask for prices for other road safety plans, as not had any prices in response to e-mails. Reply stated that he did not have the time or resource to provide prices for our projects as requested. Church Lane raised zebra crossing should be funded by CC and/or developer of 30 houses off Church Lane. Contact Chris Mitchell again for prices for projects. Ball park prices provided by Steve Knott are very high. Ask Len Bloomer for a meeting early September (with Highways), Mondays or Fridays. Involve, Len, Nick Dawson and Richard Rayson. Lorries still coming through village, Andy will take photos of the signage off the A51 and within the village for discussion at September meeting.
As above	Speedwatch Campaign: Cllr Hopcroft is now running Speedwatch and needs police training, waiting for Steve Bird to ring him back. Cllr. Hopcroft has contacted the volunteers to check they want to continue. Aim to start Speedwatch up again in the Spring. The speed gun does not need calibrating, use of the tuning fork is fine. More volunteers required, put advert in Compass, website etc Have 6 people and training will be arranged. Still could do with more volunteers, include in July Newsletter.
021/09, 023/09, 074/09, 091/09	Playing Fields Report: Complaint received by Clerk re amount of bird poo on swings, suggested using bird repellent on bar at top of swings. Clerk has circulated details of this to councillors. Hedge at side of playing field is unruly, quoted £500 to sort it out, price agreed by PC hedge owned by PC (deeds). Clerk to contact Old Vicarage to check they don't mind the section of the hedge that borders their house cutting back to ca. 6 feet high. Contractor will do hedge any time. Cllr. Hopcroft has spoken to householder, willing for hedge to be cut but does not want to contribute to costs. Wait until nesting season ended. No report as Cllr Hopcroft away. Cllr Hopcroft has asked that Fresh Air Fitness to come and look at rust problem again, plus a few minor problems. Fresh Air Fitness have asked for photos of rust and any other problems, Cllr Hopcroft to take photos, provided to Clerk in July. More bottles are being left on ground, tennis nets have been an issue with people trying to remove them and causing some damage.

Allotments: Meeting yet to be arranged with Allotment Committee - decided that it may be preferable to take the financial running of the Allotments under PC control. Ask opinion of allotment holders, invite them to meeting with PC to get views/opinions from as many allotment stakeholders as possible. Letter received from Allotment Committee - response sent asking again for meeting, if no response then PC will consider its options as laid down in the agreement. Reply received saying PC should attend Allotment meeting and provide certain documents in advance, not as requested by PC. This is not a suitable arrangement. Chair has met with Dave Jones to discuss the contents of draft letter on proposed changes, Dave seemed broadly in agreement. Letter now sent to Dave on the changes, primity concerned with PC taking over the financial control, which allows VAT to be reclaimed. (Allotment tenants held a meeting, decided to hold a vote on whether they want to meet with PC for further discussions on changes.) Nothing further heard from Allotment Citee., now 4 weeks since they met - construct a communication to be sent to Secretary and Acting Chair of Allotment Citee. April: details of events were re-capped, Allotment Citee. now 4 weeks since they met - construct a communication swith allotment plot holders have all been factual. Wait 24 hours for response from Allotment Citee. if nothing, then contact them giving them 24 hours to respond. If response is unsatisfactory, contact solicitor. Consider invoking clause 11 of agreement. Contact acting chair of allotment Citee. to ask for retraction of false allegations against PC and individuals and for apology for distress caused. May 2015: PC met with WFAA Citee. May 5th and discussed how to move forward. Minutes produced by Clerk but as some WFAA Citee. members wished to include comments that were made that were unhelpful to the overall meeting, the minutes were not agreed by both parties. Actual rent and water payments to be separated from the subscipition charges and indiv
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 to look through files and liaise with Land Registry - will be worked on as and when time permits. All Hixon PC registered pieces of land are now registered to correct name and address. Lauder Grove OS not owned by PC (owned by SCC), Greenfields will be claimed under adverse possession. Playing Field and Meadow Glade etc. documents now sent to Land Registry for registration. Paperwork received back, remove from agenda.
JBMI Liaison Committee - County Council led liaison group is now set up (Sept 2013): Meeting with Gospel Hall Trust people threw up problems with litter and mess at entrance road to JBM (off New Road) by Gospel Hall Trust site entrance. Clerk has contacted JBM and they will talk to Gospel Hall Trust to discuss how best to sort the problem out. Site liaison meeting held 1st December 2014, mainly discussed the fire in June 2014. Next meeting June 1st 2015. Cllr Mrs M Aberley is the new PC representative and gave a summary of the things discussed at the June meeting at the June 2015 PC meeting.
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 (2007) 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 as to what needs to be done - Cllrs: Mrs S McKeown, Mrs C Hassall, D Sephton. New disclosable interest forms need to be completed by those Cllrs. that haven't already done so. Summary etc. of Localism Act has been circulated to Councillors for review. SBC website has information from the old disclosable interest forms on it (no Spouse details etc.), need to find out if this is changing. Point 8.2 - need to change the Standing Orders to say Councillors will leave the room when discussing an item they have an interest in. Clerk to revise the Standing Orders and finalise and circulate revised Code of Conduct. Code of Conduct has been circulated. Standing Orders will need to be typed up again (no electronic copy available) so this will take longer to finalise. Hixon PC current version has many changes from Model, Cllrs. need to decide what they want in revised version. Sub-group of Cllr. Mrs S McKeown and Cllr Sephton to consider. Nearly resolved, one task each to complete. Will be finalised by Cllr Mrs S McKeown and D Sephton. July: Cllr Mrs S McKeown has revised the SOs and circulated the proposed version, along with current, model and out-takes. All to read for discussion/approval in September.

050/12 and 032/12 (Plan for Stafford)	Neighbourhood Plan: The Community Council can provide help with Community Engagement and sourcing funds. A lot of community engagement will be required. Up to £7K per community should be available from Locality. There is a local Locality person in Stoke - Andy Parsons. Planning Aid will give free time on planning issues. Community Council charge if they come out to give help, phone calls and e-mails are free. Neighbourhood Plan needs to go along with Local Plan, therefore need to work with SBC planning. Clerk attended meeting of local parish councils to discuss Neighbourhood Plans on Thursday March 28th 2013. Need to include members of public (Hixon Parish residents) in group to draw up the Plan, ask for help on website, FB Community page and in Newsletter. Four residents and two Councillors have come forward at present. Chair and Clerk meeting with the Neighbourhood Plan person at SBC on June 24th 2013, ask her to speak at next PC meeting. Need to get working group sorted and plan started. July 25th 2013 - Raj Bains from SBC gave a talk on the best way to get going with the Neighbourhood Plan and who can help. Need to produce a survey and include businesses and school children in it. Things to cover include: housing, shops, employment, schools, doctor/pharmacy, transport. Keep records of what is being done. Once survey results are known, hold a public event. Having a local NP website is a good idea. Meeting held for people interested in being part of the NP working group. CPRE NP meeting attended on 17th Sept and a SBC NP meeting attended on 1st October. NP group started September 26th 2013. Questionnaires moving forward - residential delivered April/May 2014 and business delivered November 2014. The airfiled is an un-designated heritage asset, English Heritage are interested in it, may be able to get some protection for it. Have a volunteer to help with website. Bank account set-up. Issues & Aspirations newsletter were out for delivery 22nd/23rd November, Public Exhibition on 6th/7th December. PC Cllrs. agree
069/12	Bank House car park payments: Neither the new (since Dec12) tenants or the owners of the Bank House (Joules Brewery) want to pay the charge for use of the car park. Agreed to pay up to £500 for solicitor fees to sort out the situation re contract and precedent set. (Proposed by Cllr Hopcroft, seconded by Cllrs Mrs S McKeown and Cllr Tummey). Contact has been made with solicitor and agreement OK'd and signed at meeting. Chair to meet with solicitor to provide more paperwork. Solicitor advises that there is sufficient evidence of a trail of payments made for car park use for the contract to be enforceable. He will write to Joules Brewery. Clerk has sent evidence of car park registration and details of split of PCs. Solicitor has everything he requires and will pursue payments with Joules Brewery. Clerk to chase up solicitor - Joules still saying no agreement so don't need to pay. Replied to solicitor along Precedent Set lines. Joules still saying there is no contract, so no payments will be made by them, individual tenants may have decided to pay in the past. Chair to speak to solicitor. Need to try and find reference to car parking spaces as part of approval for restaurant extension, Chair to arrange to go to SBC in New Year, Clerk to find out planning application numbers and find out how easy it will be to get access to records, plan for March. Clerk has found further information online and passed this to solicitor, who will decide if this is sufficient evidence to proceed again. Solicitor advises that Joules still not accepting that a lease agreement has been in place with them or their tenants. Solicitor suggests serving a Section 25 notice, as the original lease from 1986 has never been terminated. Clerk to circulate details. June: Cllr Kelly believes a Section 25 notice would not be relevant in this situation - decided to talk to the tenants (Colin and Simon) about making the payments for the car park, Cllrs. Murdoch to follow up. Cllr Mrs C Murdoch has spoken to Simon and explained the situation, a meeting
039/13	Consider best way of producing walk leaflets, £175 provided by Community Footpath Initiative: Decided Chair would get price for 100 and 200 copies of each walk, Clerk has sent walks to Chair. Prices: £240 for 100 leaflets, £420 for 200. Decided on 100 of each, Chair needs to redesign WORD document to get in "folding" format, could take 2-3 months. Chair to work on these over the winter. Send copies to Cllr. Carmichael again, he will walk them. Currently waiting for better weather. Cllr A Murdoch has offered to take on the re-vamp of the walk leaflets. Clerk has contacted Ramblers association to ask if they know of any problems with the walks around Hixon, nothing known about. Send a list of any problems to Rights of Way people at SCC. Clare has noticed some problems on walks, will make a note of positions and report back. Clerk to send footpaths map to Cllrs. Murdoch. Andy has revamped 1 walk using a template, it is looking good.
004/14	St Peter's Children's poster competition and garden competition 2015: Theme for 2015 competition was decided as "Springtime in Hixon". Posters distributed to judges, prizes now purchased. Think of somewhere that more/all of the posters could be displayed, can be laminated. Prize-giving was on June 3rd at the school assembly. Garden judging etc. to be the same categories as previous years, plus others if anyone has any good suggestions. Cllr Mrs M Aberley has done some judging, with photos taken.

032/14	Hall Farm Close Open Space: Cabinet decided not to sell the OS and to maintain the recreational use covenant - cannot be used as access to development unless SBC overturn this decision in the future. request received from residents of Hall Farm Close for PC to take on the lease of the HFC OS and possibly Vicarage Way. SBC would prefer PC to lease (rather than residents) and will offer a longer lease to PC. No legal costs from SBC and peppercorn rent. SBC would like PC take on Vicarage Way OS as well, to avoid them coming out to mow just one OS. Agreed to take on HFC OS if costs not too onerous. Clerk has got mowing and legal costs, PC considered costs acceptable - if PC takes on Vicarage Way OS as well then ask SBC to cover both parties legal costs and LR fees. Contact with SBC will be via Alistair Welch. Heads of Terms details now provided for lease, Clerk has queried the reference to the water course, full repairing basis, maintenance regime and amount of peppercorn rent. Awaiting response. Clir Baxter mentioned that the fence along the Vicarage Way OS is rotten and the gate catch broken leading to potential safety hazard as people can access the swale. Clerk has reported the problems to SBC. SBC want PC to pay for advert, await clarification on water course/swale etc. before giving permission for this. July: SBC appear to want to include the swale as part of the Vicarage Way OS - the PC does not want to take on the swale. It is fenced off and not publicly accessible and so is not amenity "land". Clerk to ask SBC if they are currently liable for damage to properties if the swale flooded. Clerk to ask Roly Tonge if he maintains his side of the swale at all (cut weeds etc.). Clerk to arrange meeting with SBC to discuss the situation, once relevant people at SBC have been identified.
037/15	Ownership of/registering the land at end of Greenfields: The PC does not own this land, the owner could not be traced previously and the PC has maintained the land for in excess of 12 years (since 2001). Clerk to check where PC bit of land ends and ask solicitor for a quote for getting the land registered to the PC. Discussed whether it was worth spending the money for legal work to get ownership - Clerk to approach Land Registry to see if we can establish ownership without involving solicitor. Reply received, we can do it without solicitor, will need Statement of Truth and preferably confirmation from other parties. Two statements required plus another form. Two pieces of evidence found. Chair to go and see Mr. & Mrs. Collyer, Clerk has prepared paperwork and delivered it to the Chair for discussion with Mr. & Mrs. Collyer. Cllr Mrs M Aberley will now speak with the Collyers, Clerk may need to go through paperwork with her.
054/14	Situation regarding Hixon drop-in surgery and Hazeldene House Surgery Patient Participation Panel: a job offer has been made, new doctor hopefully starting in September 2015. In this case, the drop-in clinic in Hixon could start again in December 2015. A nurse, accompanied by a practitioner, should start again in March on Tuesdays in Hixon. The room used as the doctor's room in the hall is of concern, it must be kept at an acceptable standard. Cllr. Hopcroft to contact Hazeldene re situation with nurse and doctor's room. Nurse will start back in Hixon from May 5th for 3-month trial period, by appointment only. Mark Farrington has asked Sarah McGrady what needs to be done to the room to make it suitable for the doctor to use, no reply as yet. June: nurse clinic is well supported and will continue, new doctor, Dr Woods, starts at end of August. Next patients group meeting is 12th August.
010/15	Consider purchase of first aid equipment for first aid training courses: First aid courses covering the basics are being offered at no charge - child and baby mannequins are required (x2 = £600) and some lungs. Lungs need replacing periodically depending upon usage (maximum of £100 per year based on 1 course per quarter). Course will cover CPR and major bleeding, approx. 3 hours duration. Request for proposal to be put together for consideration - July. Details provided, circulate to all councillors.
011/15	Consider damage to Pasturefields Bus Shelter: notify the insurance company and ask for a surveyor to go and look at the damage. Ask D&G buses if there is a bus route through Pasturefields now answer: No. Should PC have the bus shelter replaced with a new one? Cost to PC (insurance excess) will be £100. Cost of new shelter in region of £1800. Vote taken, 4 for replacement, 4 against replacement - Chair's vote was for the Replacement, Clerk to provide quotes to insurance company. 3 quotes received and passed on.
039/15	Consider the Taylor-Wimpey advertising signs on verges: check with Cllr. Kelly as to what the current situation is.
040/15	Consider request to sell part of the Greenfields land to adjoining resident: it is not the PC's policy to sell off its land. The householder can put in a gate to enable access from the garden on to Greenfields, if desired. Clerk to inform resident.
042/15	Consider request to get involved in the Borough Walking Festival: ask Stowe By C PC if they have a copy of the letter/posters etc. as Sue Grimes may be interested.
009/14	Chairman's announcements:
	Thanks was given to Cllr Hopcroft for attending the school prize giving.
010/14	Councillor Questions:
	Cllr Mrs S McKeown raised the following:
	PC needs to decide which areas on the allotments are designated public areas (and so covered by the PC's public liability insurance) and which are private (plot-holder's would need own insurance). Public areas are all the communal areas, including the paths between plots - only the plots themselves and anything on them e.g. sheds are considered private.
	The tree causing concern to resident on HC OS: ask for photo of tree, to ensure PC has been looking at the correct tree.
	Boundary line for 7 HC: the lady disputing the line has a copy of a plan showing boundary against wall - this has been superseded by more recent plans.

Consider using Cloud Storage on G-mail for PC documents: IT sub-committee to be set up, of Susan, Andy, Nigel and Clerk.

	Cllr Baxter raised the issue of recording of PC meetings and the problems this has caused for some other PCs: agreed to ask NALC if recordings can be used in a court as evidence if the recording has not been declared beforehand. Should the PC take its own recordings?
	The hedge at the top of Featherbed Lane (Sunnyside Cottage) is growing in to the road and is a hazard to pedestrians - ask owner if they will cut it back.
011/14	Date of next meeting: September 15th 2015
012/14	Public Participation:
	What is the PC's feeling about the leaflet form Jonathan Lloyd on the proposed technology park (on agricultural land): the leaflet looked as though it came from the PC/HNP group but is actually nothing to do with PC/HNP. It is up to residents to decide whether or not they respond to it.
	There has been a lot of mud on New Road from lorries leaving the Taylor-Wimpey site: Cllr Kelly is monitoring all issues to do with the Wimpey site.
	Sandy White asked that the PC continued to support the Hall farm Close open space and that the PC continued with its plan to take on the lease: this is dependent upon discussions with SBC on the swale situation, off Vicarage Way.
016/15	AOB
	Request for donation of £500 to 7th Stafford Scout Group: All agreed.
013/14	Planning Applications:
	15/22462/HOU Proposed family room, kitchen, porch and bedroom extension, 52 Meadow Glade, Hixon
	15/22450/HOU Proposed detached garage with storage over, 2 Sycamore Drive, Hixon
	15/22471/OUT Construction of new detached dwelling within existing domestic curtilage. Resubmission of application 14/21504/OUT, Ancient House Martins Way Hixon
014/14	Planning Reports
	15/22061/FUL Variation of conditions 2 and 3 of 14/21267/REM - to provide additional landscaping between the site and residents on Vine Close.
	15/22200/FUL Alterations to industrial unit, Unit 17C Hixon Industrial Estate Hixon
	15/22247/HOU Proposed single storey living kitchen extension, 3 London Road Shirleywich (Weston Parish)
	14/20900/FUL Proposed Gospel Hall with car parking, lighting, landscaping and associated works, Staffordshire Police Service Skid Pan, New Road, Hixon
015/14	Bank Reconciliation: Not done, bank statement not received in time.
016/14	Schedule of agreed payments
	C Gill salary July (gross). Local Gov act 1972 s111.
	C Gill allowance (costs: working from home) - July. Local Gov act 1972 s111
	Reimbursement C Gill stamps: 12x2nd class stamps (£6.48)
	Reimbursement C Gill mileage (22 miles @ £0.45p/mile). Local Gov act 1972 s111
	C Gill salary August (gross). Local Gov act 1972 s111.
	C Gill allowance (costs: working from home) - August. Local Gov act 1972 s111
	Fenns stationery (ink ,pens, ringbinder, paper)
	SLCC subscription 2015-2016
	Donation to Friends of Staffordshire and Stoke on Trent Archives for Hixon Parish Tithe map digitisation
	Acer Garden Landscapes - June mowing (less 5%)
017/14	Correspondence received: letter from owner of Jalna, re land strip at end of Greenfields.

Meeting finished at 10.30 pm.

Action	
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Clerk	
Clerk	
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Clerk/ Cllr. A	
Murdoch	
Cllr	
Hopcroft/Chair	
Cllr Hanaratt/	
Cllr. Hopcroft/ Clerk	
O.O.K	

Chair/Clerk Clerk Clerk ALL

Hixon Parish Council Minutes of Meeting 7 July 2015 Page 8 of 12

Clerk/Chair Cllr. C Murdoch Cllr A Murdoch Chair/Clerk

Hixon Parish Council Minutes of Meeting 7 July 2015 Page 9 of 12

Clerk Cllr Mrs M Aberley Cllr. Hopcroft Clerk Clerk Clerk Clerk Clerk Chair Clerk

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Clerk
Clerk to book Memorial Hall
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Cllr Kelly
Clerk
Clerk
Object
Object
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Permitted
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£703.80
£53.50
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£131.00
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£1,141.87