

Cofton Hackett Parish Council

Minutes of the Meeting of the Parish Council held on Monday 22nd October 2018

PRESENT:

Councillors:

Cllr Mr R Westbury (Chair)
Cllr Mr M Pattison (Vice Chair)
Cllr Mr R Deeming
Cllr Mrs J Webb
Cllr Mr K Duncan
Cllr Mr J Slack
Cllr Ms C Fryer

APOLOGIES:

Cllr Mrs J Fay

Clerk to the Parish Council:

Andrew Billau (AB)

There were 4 members of the public in attendance.

Agenda Item	Discussion and Decisions	Action
220/18	Apologies Apologies were received from Cllr Fay (illness), these were accepted.	
221/18	Declaration of Interests Register of Interests: <ul style="list-style-type: none">• Councillors are reminded of the need to update their register of interests.• To declare any Disclosable Pecuniary Interests in items on the agenda and their nature.• To declare any Other Disclosable Interests in items on the agenda and their nature.• Councillors who have declared a Disclosable Pecuniary Interest, or an Other Disclosable Interest which falls within the terms of paragraph 12(4) (b) of the code of conduct, must leave the room for the relevant items. Failure to register or declare a Disclosable Pecuniary Interest may result in the commission of a criminal offence.• To consider written requests from councillors for the council to grant a dispensation (S33 of the Localism Act 2011) – written requests to be with the clerk at least 4 clear days prior to a meeting.• Interests were recorded in the Register	
222/18	Dispensations There were no applications for dispensations received.	
223/18	Demonstration – Mini 300 Speed Display Mr Peter Morris, TWM Traffic Systems, attended to demonstrate the Mini 300 Speed Display System. He explained that the system can detect the speed of approaching vehicles within a range of 100 metres and display the speed of the vehicle. It can also display 'Slow Down', or 'smiley' or 'sad' faces depending on the speed limits set on the	

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	<p>device. Councillors asked if ‘Thank You’ could be displayed and heard this was not a feature of this device. Mr Morris explained that the device can be powered by connection to a mains supply, by rechargeable battery, or by solar power. The device also has ANPR capability and can store data for a period of approximately one month. Councillors asked what permissions are required to install advice, Mr Morris suggested only the highways authority would need to give permission.</p> <p>The approximate cost of a device is £1,400 but Mr Morris will supply full quotes for all options.</p> <p>Councillors thanked Mr Morris who then left the meeting.</p>	
<p>224/18</p> <p>224.1/18</p>	<p>Public Forum</p> <p>There were 4 members of the public in attendance.</p> <p>Members of the public drew Councillors’ attention to a number of Facebook groups for residents of Cofton Hackett. They expressed concern regarding potential development of areas within Cofton Hackett, particularly within the green belt area. Councillors explained that the Parish Council is advised of all planning applications in the area and can comment on applications, although the Parish Council has no authority on planning matters. Cllr Duncan explained that the Parish Council have been approached by Spitfire Homes who wish to build on land at Cofton Lake Road, the Parish Council has rejected any approach until the Green Belt Review is completed. Cllr Duncan also explained that the Parish Council is working with Lickey and Blackwell on the publication of the Neighbourhood Plan which will incorporate the Council’s view on potential development.</p> <p>Cllr Fryer suggested that attendance at planning committee meetings is often more effective than written comments.</p> <p>Cllr Slack offered to email links to Strategic Housing Land Availability Assessment documents to residents.</p> <p>All members of the public left the meeting at 8.00pm.</p>	<p>Cllr Slack</p>
<p>225/18</p>	<p>Reports from Outside Bodies / County Councillor</p> <p>There were no outside bodies in attendance.</p>	
<p>226/18</p>	<p>Previous Minutes</p> <p>The minutes of the meeting of the Council dated 17th September 2018, and of the extraordinary meeting held on 25th September 2018 were both agreed as a correct records of the meetings.</p>	
<p>227/18</p> <p>227.1/18</p>	<p>Chairman’s Report</p> <p>Cllr Westbury reminded Councillors that elections will take place in May 2019. There are a number of workshops being run by CALC, Councillors should consider if they wish to attend. Cllr Westbury also asked that Councillors inform him as soon as possible if they do not intend to stand for re-election.</p>	

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228/18	Finance and General Purposes																																																										
228.1/18	Cllr Slack presented suggestions for amendments to the budget for 2019/20 which incorporated expected S106 income and revised earmarked reserves. Cllr Deeming queried the significant increase in reserves for grants, Cllr Slack pointed out that grants may need to be given for both the old and the new Village Halls. Cllr Webb asked if any specific purchases were being considered from reserves and heard that the suggested amounts are for contingency rather than anything specific. Cllr Slack asked that Councillors consider budgets items, to be discussed again at the next meeting. Possible increases in staff costs to be discussed separately and confidentially.	All																																																									
228.2/18	Cllr Slack had previously circulated the revised risk assessment. He explained that the Council needs to prepare and publish a Continuity Plan, to be developed over the next 6-9 months. Cllr Fryer asked if Freedom of Information requests could be charged for, Councillors thought that these need to be free of charge. Cllr Pattison referred to a recent legal case brought against a Parish Council for injury caused by a fallen tree, this needs to be considered and included in the Council's Risk Assessment. Councillors discussed ownership of land within the Parish, it was agreed more clarity is need about this. Cllr Webb raised the issue of Councillors meeting with outside bodies and suggested that Councillors should not do this unaccompanied, either the Clerk or another Councillor should attend. Councillors discussed and Cllr Slack agreed to incorporate suitable wording into the Risk Assessment.	Cllr Slack																																																									
228.3/18	The Clerk reported there has been no progress with purchase of Adobe convertor software and will report back at the next meeting.	Clerk																																																									
228.4/18	A list of bills for payment was presented and agreed.																																																										
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228.5/18	<p>Cllr Webb mentioned that the Co-Op bank, the Parish Council's long term bank, now also offer electronic services similar to Unity Trust and suggested that the Council should retain two bank accounts with funds split between the two. Councillors felt that the Council should operate only one current account (Unity Trust) and maybe a savings account which would accrue interest. It was again agreed that a sum of £50,000 should be transferred from the Co-Op bank to the Unity Trust Bank. Cllr Webb to arrange.</p>	Cllr Webb
<p>229/18</p> <p>229.1/18</p> <p>229.2/18</p>	<p>Community Services</p> <p>Cllr Westbury thanked Councillors for attending the extraordinary meeting on 25th September to discuss the transfer of ownership of freehold of the New Village Hall to either the Parish Council or another appropriate body.</p> <p>Since the meeting Cllr Slack had circulated several documents relating to the transfer to all Councillors. He reported that the proposal from the Trustees of the New Village Hall is that the freehold of the land and buildings be transferred to the Parish Council and that the Parish Council lease the building to the trustees of the charity, Cofton Village Hall, for day-to-day running.</p> <p>Cllr Pattison, on behalf of Cllr Fay raised concerns regarding restrictive covenants on the land and building and whether the Parish Council could easily dispose of the building, should it need to. Cllr Webb asked whether the building had been offered to other authorities such as Birmingham or Bromsgrove, it was pointed out that only Cofton Hackett PC or an 'appropriate body as shall be proposed by the owner', as defined in the s106 Agreement between Bromsgrove District Council and St Modwen, could be the buyer. Cllr Webb raised some concerns regarding the lease arrangement between the Parish Council and the Cofton Village Hall trustees, Cllr Deeming explained that there would be no signing of a lease agreement until it has been fully vetted by the Council's solicitors.</p> <p>Cllr Deeming asked for assurance that the appropriate legal advice was being obtained regarding the transfer of the freehold from St Modwen to the new owner. Cllr Slack assured Cllr Deeming that Thomas Horton solicitors were acting for the charity and it should be a straightforward process to change the buyer from Cofton Village Hall to Cofton Hackett Parish Council.</p> <p>Cllr Slack then proposed that the ownership of the freehold of the New Village Hall land and building be transferred to the Parish Council, this was seconded by Cllr Pattison with all in favour. The proposal was therefore agreed.</p> <p>There was agreement that Thomas Horton solicitors would continue to act for the buyer which would now be the Parish Council.</p> <p>Cllr Fryer suggested that Cllrs Westbury, Pattison, Slack and Duncan should represent the Parish Council in negotiations with St Modwen regarding the purchase of the New Village Hall. Cllr Slack confirmed that he would copy all Councillors into all significant correspondence and meeting notes and alert all Councillors to any significant issues that may arise. This was agreed.</p> <p>It was agreed that only Councillors who were not trustees of Cofton Village Hall charity would represent the Parish Council when the lease for the New Village Hall is negotiated with the trustees of the Cofton Village Hall charity.</p>	Cllr Webb

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	are no issues. Cllr Slack will perform the next inspection.	Cllr Slack
232/18 232.1/18 232.2/18 232.3/18	Planning Cllr Duncan reported on application, 18/01053, Lickey Hills Nursing Home, demolition of two storey wing and erection of a new part-single/part-two storey detached building. He reported that he had submitted the Council's comments which raised no objection in principal but asked that BDC reassure the residents there will be no increase in the risks to local people and to visitors to the area and local facilities. Application 18/01220, 63 East Works Drive, creation of a habitable room in roof space, Councillors had no objections to this application. Application 18/01271, 9 The Grove, for a single storey extension. Cllrs Duncan and Fryer will visit before formulating a response.	Cllrs Duncan / Fryer
233/18 233.1/18	Correspondence Received The Council has received notification of the closure of part of Barnt Green Road, from Ten Ashes Lane to Reservoir Road to facilitate drainage works. Period of closure is 12 days from 19 th November. Clerk to post on website and Facebook page.	Clerk
234/18	Date of Next Meeting The next Parish Council meeting was agreed as Monday 19th November 2018 at 7.30pm. The meeting ended at 9.46pm	