

NOTICE OF A MEETING OF WALL PARISH COUNCIL

To be held at 7:30 pm on Tuesday 18 January 2022

Email: wallparishcouncil@live.co.uk

Website: www.wallparishcouncil.com

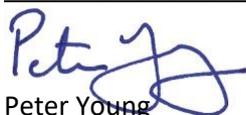
12 January 2022

Members of the public and press are welcome to attend

People attending will be asked to observe social distancing and wear face coverings.

Dear Councillor

You are summoned to attend a Meeting of Wall Parish Council to be held at **7.30 pm** on **Tuesday 18 January 2022** at which the following business will be transacted. The meeting will take place at **St John's Parish Church**, Green Lane, Wall (enter via the Vestry door).



Peter Young

Clerk to the Parish Council

AGENDA

1. **Apologies:** To receive apologies and approve reasons for absence.
2. **Minutes:** To approve the Minutes of the Meeting held on 21 September 2021 (**Appendix 1**).
3. **Matters Arising on the Minutes**
4. **Declarations of Interest and Dispensations**
To receive Declarations of Interests and to consider the grant of Dispensations.
5. **Policing Matters**
6. **District and County Councillors' Reports**
7. **Reports from Chairman, Councillors and Clerk**
Reports on matters, and consideration of correspondence received, including:
 - a. To note that Lichfield District Council at its informal meeting held on 14 December 2021 agreed that a Community Governance Review (CGR) of the District be undertaken, with an implementation date for any changes of 1 April 2023. There will be an extensive consultation on this, running from 1 February to 21 April 2022. A CGR can consider:
 - creating, merging, altering or abolishing parishes
 - the naming of parishes and the style of new parishes and the creation of town councils
 - the electoral arrangements e.g. council size; the number of councillors and parish warding
 - grouping or de-grouping of parishes
 - b. Queen's Platinum Jubilee Celebrations for the Queen's Platinum Jubilee will take place from the 2nd to the 5th of June 2022. The Spring Bank holiday will be moved from Mon 30 May to Thursday 2 June. To consider any appropriate arrangement which the Parish Council may wish to make.
 - c. Any other matters.
8. **Highways and Open Spaces**
 - a. **Replacement of Watling Street bus shelter:** To consider quotations to provide a new timber bus shelter at Watling Street, Wall.
 - b. **Highway Verge Grass Cutting Contract:** To confirm renewal of contract with SJL Landscapes.
 - c. General works around the village.
 - d. Any other highways or open spaces matters.

9. Planning Applications

a. To agree consultation response on any new applications (none at agenda date):

b. To note decisions on previous applications, as follows:

Reference	Details	Wall PC Comment	LDC Decision
20/00480/FUH Church Farm, Green Lane, Wall	Single and 2-storey extensions and conversion of outbuilding	No objections subject to various comments regarding its location in the conservation area and proximity to the Scheduled Monument	Approved 22/11/21
20/01265/FULM Springhill Farm, Walsall Road, Muckley Corner <i>NB Not in Wall Parish but would impact on the parish</i>	Variation of conditions to approved plans 09/00069/FULM relating to site layout including access and reception building	Recommend Refusal: original approval required a roundabout access, and this should be retained for highway safety. Revised reception building is higher than previous and is a non- conforming development in the green belt.	Pending
21/00883/FUL The Bungalow, Walsall Road, Pipehill	Demolition of existing house and garage/store; erection of 1no replacement dwelling, garage/outbuilding and summerhouse	Recommend refusal. The property is a bungalow with shallow-sloping roof. The proposed replacement with a large two storey dwelling would result in a loss of openness of the green belt contrary to green belt policy.	Pending
21/01071/COU Stable Buildings Raikes Lane, Chesterfield	Change of use of stable block to form 1no dwelling house including extension and alterations	Recommend Refusal: Application is for 'change of use' but increases footprint of the buildings by over 30%, so inappropriate development in the Green Belt. The development is not re-use of a derelict building nor an alternative use for a redundant building, as required to create a new residential unit. Access along unmade farm track unsuitable. Trees shown on the plans do not agree with the locations of TPO'd trees on LDC mapping and tree at entrance from Horsley Lane is likely to be adversely impacted.	Approved 5/10/21
21/01285/CLE The Glade, Walsall Road, Muckley Corner	Certificate of Lawfulness to regularise use of originally agricultural building as storage building of motor vehicles for sale	Applicant states his use of the premises to store cars for sale since 9/1/2009, so has the required 10+ years' usage. But applicant will need to provide evidence of such use prior to his purchase of the property in March 2013.	Withdrawn 23/11/21
21/01612/COU Barn Farm Cranebrook Lane Hilton	Change of use of existing storage building to No2 dwelling houses and the re-use of a second storage building as garages, with associated off-street parking and external amenity space	No objection in principle to a conversion to residential as would be an improvement on the current dilapidated barns on the site. However, substantial works will be needed to make the barns fit for human habitation. The potato grading operation on adjacent land has recently been significantly expanded with considerable adverse impact on nearby residential properties from vehicle movements, site access, noise, vibration, flooding, and hours of operation etc. Conditions were therefore applied to that planning permission to mitigate the harmful effects, but do not yet appear to have been implemented. To ensure the amenity of these new dwellings no approval should be granted to this application until the conditions in planning permission 19/01736/FULM are fully met. In addition, a condition of approval for the new dwellings should be that substantial soundproofing and visual screening take place to mitigate the adverse effects from the vehicle movements and operations which take place on the adjoining land.	Pending
21/01896/FUH Chesterfield Grange, Ashcroft Lane, Wall	Erection of extension to existing garage to form garage and workshop	No objections	Withdrawn 14/12/21

10. Grant Requests

To consider a request from St John's Parish Church for a grant of £1,603.55 to meet the costs of churchyard maintenance in 2021.

11. Budget and Precept for 2022/23

A draft budget is attached as **Appendix 2** for consideration. To approve the budget and resolve the precept for 2022/23.

12. Accounts for Payment

To approve the bank reconciliation at 31 December 2021 and the payment of accounts due (list to be circulated by email).

13. Date and time of next meetings

Tuesday 15 March 2022, 7:30 pm, Wall Village Hall

Tuesday 17 May 2022, 7:30 pm, Wall Village Hall (Annual Meeting)

* * *

APPENDIX 1

WALL PARISH COUNCIL

Minutes of the Meeting of Wall Parish Council held on Tuesday 21 September 2021 at 7:30 pm at Wall Village Hall

Present: Cllrs M J Crowe (Chairman), R Barker, F Robertson, C Rubisch, and P Sampson.

In Attendance: 7 Members of the Public, County Cllr D Smith, and Peter Young (Clerk).

22. Apologies: Apologies had been received from Cllrs A Ryman and R Saxton as they were attending another event, and the Council approved the reasons for absence.

23. Declarations of Interest and Dispensations:

None not covered by Dispensations.

24. Minutes

Minutes of the Council meeting held on 4 May 2021 were approved and it was agreed that these be signed as a correct record.

25. Matters Arising on the Minutes: None.

26. Policing Matters: No items raised.

27. Public Forum

The Meeting adjourned for the Public Forum.

Various members of the public expressed concern regarding the Council's apparent intention to close the Watling Street car park for overnight parking. In response it was pointed out that the Council's concern related only to protracted parking which had occurred when untaxed vehicles had been left in the car park for several months, using valuable spaces which might then result in other cars needing to park in front of residents' homes in Watling Street. The car park was owned by Lichfield District Council and so the Parish Council had no direct control over it.

During the discussion it was agreed that should such protracted parking be an issue in the future, the District Council be asked to deal with it.

28. Reports from District and County Councillors

County Cllr David Smith reported that a speed survey would be undertaken on various roads in his Division. A speed survey would be appropriate for Ashcroft Lane/Claypit Lane once the new development at Deanslade was occupied. His member's initiative grant fund was now open for applications. The County Council had required a condition regarding the new access to the Barn Farm development, but enforcement of this and other conditions was a matter for Lichfield District Council. The County Council was also currently objecting to the proposed highway access for the Springhill Cemetery planning application.

County Councillor D Smith was thanked for his report and attendance and left the meeting at this point.

District Councillor Janice Silvester-Hall was unable to attend as she was at a District Council meeting. She had submitted a written report which was read to the meeting regarding; the new recycling scheme from 22 April; her member's Community Fund of £300 which was open for applications; and forthcoming improvements to the District Council's Planning Department.

29. Car Parking

- a. As discussed during the Public Forum it was agreed that should protracted parking be an issue in the future, the District Council be asked to deal with this.
- b. Correspondence had been received, signed by ten local residents, regarding parking by hirers of the Wall Village Hall. However, the Parish Council did not own the Hall nor have control over its running. **Action:** The Clerk to write to the Hall Management Committee passing on the concerns of local residents.

30. Reports from Chairman, Councillors and Clerk

- a. Unauthorised use of land on south side of Wall bypass for storing and burning of waste. The Environment Agency had accepted responsibility to deal with this and action was awaited.
- b. Disabled access to Roman Site - Action: A representative of English Heritage be asked to attend a site visit so that options could be considered further.
- c. Newsletter - work in progress.
- d. Publication of councillor contact information on website – there was no legal requirement for this. The Council’s email address would be provided on the website, and any matters which were received for an individual councillor would be forwarded to that member.
- e. Barn Farm Hilton - Action: The District Council to be asked to pursue enforcement of the planning conditions.

31. Highways and Open Spaces

- a. Damaged bollard at A5 bypass/Watling Street junction - after several requests to Highways England, this had now been replaced.
- b. Stiles and footpaths - Cllr F Robertson reported that the assessment of the work needed had taken longer than anticipated but was now nearing completion.
- c. Watling Street bus shelter - The shelter was in a poor condition. **Action:** Collis’s at Burntwood be asked to quote for replacing the shelter with something built on site to fit the existing concrete base, but no immediate urgency due to the current high prices for timber.
- d. General works around the village - The handyman ‘lengthsman’ had been undertaking various minor maintenance tasks around the village and was doing a good job.
- e. Speed camera – the faulty speed camera had now been repaired.

32. Planning Applications

Decisions on previous applications were noted as follows:

Reference	Details	Wall PC Comment	LDC Decision
20/00480/FUH Church Farm, Green Lane, Wall	Single and 2-storey extensions and conversion of outbuilding	No objections subject to various comments regarding its location in the conservation area and proximity to the Scheduled Monument	Pending
20/01265/FULM Springhill Farm, Walsall Road, Muckley Corner <i>NB Not in Wall Parish but would impact on the parish</i>	Variation of conditions to approved plans 09/00069/FULM relating to site layout including access and reception building	Recommend Refusal: original approval required a roundabout access, and this should be retained for highway safety. Revised reception building is higher than previous and is a non-conforming development in the green belt.	Pending
21/00071/FUL Chesterfield Grange, Ashcroft Lane, Wall	Erection of a 3-bedroom detached dwelling and associated works including new access	Recommend refusal: Non-conforming development in the green belt and would generate increased traffic with dangerous access onto a narrow section of Ashcroft Lane	Refused 12/5/21
21/00299/FUH The Bungalow, Grange Farm, Ashcroft Lane, Wall	Single and two storey extensions and alterations to form kitchen, lounge, utility, dining room and bedrooms etc	No objections	Approved 28/5/21
21/00832/FUH Holly Cottage, Walsall Road, Pipehill	Erection of single storey rear and side extension and two storey rear and side extension	No objections in principle but the property is in confirmed Green Belt so applicants will need to demonstrate the very special circumstances that apply which will justify the development.	Refused 30/7/21
21/00874/FUH Hollybank, Walsall Road, Pipehill	Erection of extension of existing cellar, erection of ground floor rear extension and partial demolition of outbuildings	No objection in principle to a rear extension but recommend refusal of this application as it is an overly large development in green belt, which would be visible from the road.	Approved 21/7/21
21/00883/FUL The Bungalow, Walsall Road, Pipehill	Demolition of existing house and garage/store; erection of 1no replacement dwelling, garage/outbuilding and summerhouse	Recommend refusal. The property is a bungalow with shallow-sloping roof. The proposed replacement with a large two storey dwelling would result in a loss of openness of the green belt contrary to green belt policy.	Pending

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21/01071/COU Stable Buildings Raikes Lane, Chesterfield	Change of use of stable block to form 1no dwelling house including extension and alterations	Recommend Refusal: Application is for 'change of use' but increases footprint of the buildings by over 30%, so inappropriate development in the Green Belt. The development is not re-use of a derelict building nor an alternative use for a residential unit. Access along unmade farm track unsuitable. Trees shown on the plans do not agree with the locations of TPO'd trees on LDC mapping and tree at entrance from Horsley Lane is likely to be adversely impacted.	Pending
21/01285/CLE The Glade, Walsall Road, Muckley Corner	Certificate of Lawfulness to regularise use of originally agricultural building as storage building of motor vehicles for sale	Applicant states his use of the premises to store cars for sale since 9/1/2009, so has the required 10+ years' usage. But applicant will need to provide evidence of such use prior to his purchase of the property in March 2013.	Pending

33. Accounts for Payment

a. The bank reconciliation on 20 September 2021 with a balance of £28,855.09 was noted.

Resolved: That the payments made from 12 May 2021 to 19 August 2021 inclusive (made in the absence of a Council meeting) be approved and payment be made of the following:

Payee	Details	£ Amount
K Bennett	Grounds maintenance works	90.00
P. Young TOTAL £501.19	Net Salary Aug/Sept + expenses + home allowance	460.42
	Hand Gel etc	5.99
	Land Registry	6.00
	Zoom Aug/Sept	28.78
HMRC	PAYE on salary	99.80
SLCC	Membership to 31/10/22	80.00

b. The grass-cutting contractor had appeared to have missed some scheduled cuts, although these had not been charged for. **Action:** The Clerk to pursue this with the contractor.

34. Dates of Next Meetings

Tuesday 16 November 2021, 7:30pm at Wall Village Hall

Tuesday 18 January 2022, 7:30pm at Wall Village Hall (budget meeting)

There being no further business the Chairman declared the meeting closed at 8:30 pm

Chairman:

Date:

APPENDIX 2

Projected Out-turn 21/22 & Draft Budget 22/23

	2020/21 Actual	2021/22 at 31 Dec 21	2021/22 Projected	2022/23 Budget
<u>RECEIPTS</u>				
PRECEPT	11,845	11,810	11,810	11,000
Lengthsman and grass cutting	950	1,159	1,160	1,000
Wall Leaflets	78	129	150	120
Npower Refund	403	0	0	0
Grants Received	0	0	0	0
VAT refunds	269	0	345	200
Gross Receipts	13,546	13,098	13,465	12,320

<u>PAYMENTS</u>				
Employee Costs	2,998	1,998	3,090	3,180
General Administration	2,211	1,050	1,410	1,500
Lengthsman and grass cutting	1,035	1,086	1,300	1,800
Projects	775	96	6,200 ¹	6,000 ²
SSE lighting	380	165	190	400
Grants paid out	2,507	0	1,610	2,200
VAT on payments (refundable)	397	192	255	300
Gross Payments	10,302	4,588	14,055	15,380

<u>BALANCES</u>				
Opening Balance 1 April	16,468	19,711	19,711	19,121
To (From) balances in year	3,244	8,510	-590	-3,060
Closing Balance	19,711	28,221	19,121	16,061

<u>COUNCIL TAX ANALYSIS</u>	2020/21 Actual	2021/22 at 31 Dec 21	2021/22 Projected	2022/23 Budget
Precept	11,845	11,810	11,810	11,000
Apportioned Tax Base	200.40	199.80	199.80	203.90
Resultant Band D Tax	59.11	59.11	59.11	53.95 ³

Notes

1 Watling St bus shelter

2 Allows for possible grant for new windows in Village Hall

3 Band D goes down by 8.7% to £53.95