



## LOGGERHEADS PARISH COUNCIL

Loggerheads Community Fire Station  
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### MINUTES OF MEETING HELD ON MONDAY 21<sup>st</sup> AUGUST AT 7PM At Loggerheads Community Fire Station

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**PRESENT:** A Swetman (Vice Chair in the Chair)

D Butterworth	P Chamberlain
L Gibson	J Vallings
J Knight	E Martin
G Sedgley	R Claydon
S Fox	P Henshaw
J Pimlott	D Coulson

B/Cllr B Panter, B/C/Cllr P Northcott

#### 21/08/1 APOLOGIES

J Hodgkins, V Door, J Friend, G Hughes, I Douglas, B/Cllr D Loades

#### PUBLIC QUESTION TIME

9 members of the public from Woodrow Way Action Group, Ashley attended and asked the Parish Council what details they knew in respect of the planning application relating to a field off Woodrow Way. The Chair confirmed the application reference 17/00605/FUL was on the agenda for discussion and anticipated the Parish Council would likely object on several grounds. The application would be considered by the Planning Committee at NULBC and a resident who had submitted an objection would be able to speak for 5 minutes on behalf of residents. The action group has someone willing to do that. B/Cllr Northcott suggested the action group focus their objections on planning guidance. The members of the public remained while this application was moved to the top of the agenda and discussed by Councillors regarding the potential grounds to object. The Chair thanked the residents for coming and they thanked the Parish Council before leaving.

#### 21/08/2 DECLARATIONS OF INTEREST

None

#### 21/08/3 PLANNING

(i) The meeting considered the following applications and commented as noted:

**Application No:** 17/00605/FUL **Applicant:** Marcus Machine & Tools Ltd **Proposed Development:** Erection of 12 dwellings and public open space **Location:** Land off Woodrow Way, Ashley.

Loggerheads Parish Council OBJECT to this application on the following grounds:

- It does not comply with Newcastle Borough Council policies; outside village envelope, in area of landscape maintenance; no affordable housing on site.
- It does not meet the local housing needs identified in the Loggerheads Housing Needs Assessment (updated July 2017).
- In the Borough Council's own assessment of Strategic Housing Land Availability, updated in 2017, at Appendix A, part 2 the list of sites assessed as Not Deliverable and Developable includes sites in Ashley adjacent to this site (Church Road and Charnes Road). The reason given for the judgement of not deliverable/developable applies equally to this site: Adjacent to a Tier 3 settlement indicating a lack of pedestrian access to key facilities within or outside the settlement.
- The site is not in a sustainable location; there is a total lack of facilities within a safe walking distance and a lack of frequent accessible public transport which is reached by an unsafe pedestrian route.
- Access to the site is down sub-standard width lanes.
- The proposal is out of character with the adjacent area.

**Application No:** 17/00545/FUL **Applicant:** Mr K Wilson **Proposed Development:** Retention of biomass boilers **Location:** Old Springs Farm, Stoneyford, Market Drayton

Loggerheads Parish Council OBJECTS to this application on the following grounds:

1. Relevant information on noise and emissions that are generated that should be needed to consider this application is not supplied & some information misleading.
2. Over-use of roads by large IEC articulated vehicles travelling along Tyrley Road and from Old Springs to Almington has caused continuous erosion of carriageway edges, creating potholes, bad dips and bank erosion
3. Old Springs Farm sits in an elevated prominent position in open countryside and after multiple retrospective planning applications has the appearance of an over-developed factory farm. The mass flues are intrusive and detrimental to the character of the area and listed building (and grounds) of the adjacent Old Springs Hall, the boundary of which is only around 150 metres away.
4. The application is contrary to following Newcastle under Lyme and Stoke on Trent Core Spatial Strategy Policies  
 ASP6 – Rural Area Spatial Policy  
 The application is not a 'sensitive and sustainable diversification' the conurbations of Tyrley and Almington and Old Springs Hall are all adversely affected, as is the setting of listed buildings at Tyrley Locks. The design and traffic are damaging to both heritage and natural assets.  
 Contrary to Policy CSP2 – Historic Environment  
 The scheme diminishes the historic interest in the area.
5. The application is contrary to the National Planning Policy Framework. The NPPF, Chapter 12, Paragraph 132 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed by or lost through alteration or destruction of the heritage asset or development within its setting. The 17 flue heights (and when emitting smoke) would at this location be visually prominent and draw undue attention from local roads and footpaths and the impact damages "the intrinsic character and beauty of the countryside". The 17 flues would harm the appearance of the traditional roof-slopes of rural farm buildings. The alterations would harm the character and appearance of the local area and damage the visual approach and setting of Old Springs Hall. Significant weight should be given to this harm under Section 72 of the Planning

(Listed Buildings and Conservation Areas) Act 1990. The degree of harm would be substantial and there is no public benefit to outweigh the harm to the listed building and its nearby grounds. The application in this respect is contrary to paragraphs 131, 132 and 134 of the NPPF policies. The NPPF which states at paragraph 98 when determining planning applications, local planning authorities should:

*'approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should also expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas'.*

The scheme for 17 boilers and flues with the associated operational business impacts has not demonstrated the proposed location within open countryside is a suitable area. The significant harm and impacts cannot be made acceptable to nearby Old Springs Hall, to Tyrley or Almington.

Core planning principles in the NPPF 109 to 125 reinforce planning should contribute to conserving and enhancing the natural environment. This application neither conserves nor enhances the areas Old Springs, Tyrley or Almington. NPPF policy dictates that if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

**Application No:** 16/00312/NMA **Applicant:** Mr P Walker **Proposed Development:** Application for a non-material amendment regarding alterations to eaves height to allow extra usable space at first floor level of planning permission 16/00312/FUL - Erection of detached dwelling **Location:** Land adjacent 133 Smithy Lane, Knighton

NO OBJECTION

**Application No:** 16/00817/NMA **Applicant:** Mr D Bailey **Proposed Development:** Application for a non-material amendment relating to the reduction in width of building at front and rear extension, alterations to windows and hip roof of planning permission 16/00817/FUL - Erection of a ground floor side extension **Location:** 50 Chestnut Road, Loggerheads.

ALREADY PERMITTED

**Application No:** 17/00598/FUL **Applicant:** Mrs Taylor **Proposed Development:** Single storey rear extension **Location:** Meadowside, 1015 Charnes Road, Ashley.

NO OBJECTION

**Application No:** 17/00571/OUT **Applicant:** Mrs F Furnival, Field Farm Ashley Ltd **Proposed Development:** Outline application for an agricultural workers dwelling **Location:** Fields Farm, Wharmadine Lane, Ashley

NO OBJECTION SUBJECT TO AGRICULTURAL TIE

**Application No:** 17/00396/FUL **Applicant:** Mr R Simpson **Proposed Development:** First floor extension and rear balcony **Location:** Corner Cottage, 37 Eccleshall Road, Mucklestone

RECEIVED TODAY, TO BE REVIEWED AT FINANCE COMMITTEE.

(ii) The meeting noted the following applications have been permitted by NuLBC:

**Application No:** 16/00817/NMA **Applicant:** Mr D Bailey **Proposed Development:** Application for a non-material amendment relating to the reduction in width of building at front and rear extension, alterations to windows and hip roof of planning permission 16/00817/FUL - Erection of a ground floor side extension **Location:** 50 Chestnut Road, Loggerheads.

**Application No:** 17/00438/FUL **Applicant:** Mr K Wilson **Proposed Development:** Erection of a carport and stables, formation of a new tarmac drive, pond and ha-ha with associated landscaping **Location:** Old Springs Farm, Stoneyford, Market Drayton

**Application No:** 17/00451/FUL **Applicant:** Mr & Mrs Fairfull **Proposed Development:** Demolition of existing single storey outbuildings – construction of single storey extension to main house **Location:** 198 Lower Road, Ashley

**Application No:** 17/00485/FUL **Applicant:** Ms H Jarvie **Proposed Development:** Erection of a 2 storey rear extension, conservatory and alterations to front porch **Location:** 19 Newcastle Road, Loggerheads

**Application No:** 17/00396/FUL **Applicant:** Mr G Spencer **Proposed Development:** Erection of a single storey rear extension, single storey extension to garage and internal alterations **Location:** Oak Lodge, Muckleston Wood Lane, Loggerheads

(iii) The meeting noted the following applications have been withdrawn:

**Application No:** 17/00403/FUL **Applicant:** Yardley Cross **Proposed Development:** Erection of 3 dwelling houses with formation of access driveway and parking areas **Location:** Green Bungalow, Newcastle Road, Loggerheads

**Application No:** 17/00470/FUL **Applicant:** Yardley Cross **Proposed Development:** Erection of replacement dwelling **Location:** Acorn Bungalow, Newcastle Road, Loggerheads

#### **21/08/4 MINUTES OF PREVIOUS MEETINGS**

The meeting resolved that the Minutes of the meetings held on Monday 17<sup>th</sup> July 2017 be adopted and on the proposal of Cllr Henshaw and seconded by Cllr Butterworth that the Chair be authorised to sign them as a correct record of proceedings.

#### **21/08/5 MATTERS ARISING FROM THE MINUTES**

The meeting was updated that having written to the Chief Executive of NULBC in May regarding the building adjacent to the Owl House and chased 4 times no response had been received. Cllr Coulson updated the meeting an FOI request he had made to NuLBC regarding Section 106 payments had taken twice as long as the standard to receive a response. That had been to require a payment of £450.00 to prepare the information. A similar request made 2 years ago had received a full response at no charge. B/Cllr Northcott requested details.

#### **21/08/6 REPORTS**

6.1 County Councillor's Report – C/Cllr Northcott reported Job Seeker Allowance claims for the area were down 1.9% which means there were 105 fewer claimants. Newcastle under Lyme library would be moving to Castle House from October. Further technical work would be undertaken on the Highways Consultation of the toll road that was held from December 2014 until January 2015. There was a possibility that Community transport providers would need

extra licenses such as a public service vehicle licence. The consultation looking at merging the back office functions for the police and fire service is ongoing and was estimated to save £2 – 4M. Staffordshire County Council is continuing its review of bus services and 95% of journeys are viable. There is still time to feedback and C/Cllr Northcott had received support for each side of the debate about the Border Car. The Healthwatch service would be recommissioned from April 2018. Few Road Safety Fund applications had been received and feedback provided that the form was too long to attract applications.

6.2 Borough Councillors’ Reports – B/C/Cllr Northcott reported the Lyme Lottery goes live next week and communities can bid for funds. The Bellway Homes planning application at Baldwin’s Gate for 97 houses and 2 bungalows was unanimously rejected last week. HS2 impacts are still to be assessed by NULBC. MyStaffs app is available for iOS and Android and B/C/Northcott encouraged people to download the app and provide feedback to help improve services going forward. Andrew Bird is the new Head of Recycling and Waste Services at NULBC. B/Cllr Panter suggested seeking support from Staffordshire Parish Councils Association in chasing a response to the May letter per agenda item **21/08/5**.

**21/08/7 FINANCIAL MATTERS**

**(i) ACCOUNTS FOR APPROVAL**

On the proposal of Cllr Gibson, seconded by Cllr Fox the meeting resolved that the following invoices be paid:

Date	Details	Amount	Approved
15/07/2017	Carrera Website Hosting – 28/06/17 – 27/07/17	£78.00	
25/08/2017	K Watkins Clerk Salary August	£984.94	
15/08/2017	K Watkins – Mileage August	£20.20	
08/08/2017	R Latham – July	£112.17	
31/07/2017	P Martin – play area inspection July	£135.00	
18/07/2017	BT – Internet July	£27.60	
16/07/2017	BT – Telephone calls Apl-July rental July-Oct	£101.57	
25/07/2017	Mileage A Swetman	£57.40	
25/07/2017	Car park fee - N Plan meeting Liverpool	£8.50	
20/07/2017	Perennial landscapes – tree work at Heath Grove	£360.00	
31/07/2017	Perennial Landscapes – Parish Maintenance July	£401.48	
26/07/2017	Grant Thornton – external audit fee2016/17	£360.00	
01/08/2017	Sovereign Play deposit for replacement play equipment at Bell Orchard	£1,070.84	
25/08/2017	Sovereign play balance for replacement play equipment at Bell Orchard	£4,283.37	
15/07/2017	Playdale Playgrounds Ltd – replacement parts for Knighton play area	£1,939.37	
21/08/2017	Monthly DD for minibus for 60 months	£459.91	
21/08/2017	Insurance for mini bus	£576.03	
08/08/2017	Urban Vision Enterprise CIC – share of cost of 5 parish planning workshop	£132.30	
03/08/2017	Venture Business Forms Ltd - Walks Leaflets	£324.00	
15/08/2017	HMRC – Q1 NI & tax	£337.22	

**(ii) INCOME AND EXPENDITURE ACCOUNT**

An updated income & expenditure account for the month of July 2017 was noted and a reminder to encourage local groups to apply for grants.

### **(iii) GRANT APPLICATIONS**

The meeting considered the recommendation of the Finance Committee with regard to the following applications under Section 137 and agreed as follows:-

(I) On the proposal of Cllr Vallings, seconded by Cllr Chamberlain to contribute £250.00 to Ashley St John Church Christmas Tree Festival Committee who requested a £400.00 contribution to Christmas Tree Festival at the church December 7<sup>th</sup> to the 10<sup>th</sup> 2017.

(II) On the proposal of Cllr Vallings, seconded by Cllr Fox to contribute £243.00 to Ashley Indoor Bowling Club for equipment who requested a total of £1,125.00 for 6 jacks, 4 end mats, 2 tape measures and 2 callipers (£243.00) and the hire of the village hall (£882.00).

### **(iv) REPLACEMENT OF DOG BINS IN LOGGERHEADS**

The meeting considered the recommendation of the Finance Committee with respect to paying to replace 2 old dog bins at Tagedale Brook that are supplied by Newcastle Borough Council at a cost of £175.00 each and NULBC would fit for free which is normally £75.00. The safety of the new plastic bins at Tagedale was raised and would be discussed with NuLBC. On the proposal of Cllr Vallings and seconded by Cllr Knight the meeting agreed to proceed.

### **(v) SUPPORT FOR DOUGLAS MACMILLAN HOSPICE**

The meeting considered the recommendation of the Finance Committee with respect to supporting Douglas Macmillan Hospice with a £100.00 donation and on the proposal of Cllr Vallings and seconded by Cllr Gibson the meeting agreed to proceed.

### **(vi) MAP FOR NEIGHBOURHOOD PLAN**

The meeting considered the recommendation of the Finance Committee with respect to the purchase of a map from Ordnance Survey to assist with Neighbourhood Plan production at a cost of £165.00 and on the proposal of Cllr Vallings and seconded by Cllr Fox the meeting agreed to proceed.

### **21/08/8 COMMUNITY MINI BUS**

The meeting was updated the mini bus had been ordered and is due for delivery on Monday 4<sup>th</sup> September. The insurance is in place and the driver age limit had been raised by the insurance company from 70 to 75 at no additional cost.

### **21/08/9 LOCATION OF FUTURE MEETINGS**

Since the Parish Council had been established meetings had been held in venues around the parish, such as Hales Club, St Mary's Primary School in Mucklestone and at Ashley Methodist Church. The meeting considered if the location of future meetings should either be based at their headquarters at Loggerheads Community Fire Station or continue to rotate around other venues across the parish. The fire station has the equipment needed to view planning applications for the impending cessation of paper copies being provided by NULBC. Cllr Knight proposed, seconded by Cllr Claydon, that Loggerheads Community Fire Station should be used as the norm with flexibility in special circumstances to move elsewhere should a particular local issue affecting part of the parish arise. A vote was in favour of this proposal. Cllr Vallings proposed, seconded by Cllr Pimlott, the arrangement be reviewed in 12 months and this was unanimously agreed.

### **21/08/10 STAFFORDSHIRE COUNTY COUNCIL CONSULTATION ON BUS SERVICES**

The meeting considered the response to the consultation on bus services by Staffordshire County Council from 4 options and agreed on option 4.

- Option 1 Revise subsidised routes, no dial a ride, Bus 15 would go.
- Option 2 Revise subsidised routes, 2 dial a rides, no bus 15.
- Option 3 Revise subsidised routes, no bus 15, no border car, 4 dial a rides
- Option 4 No subsidised service, no bus 15, dial a ride, border car to remain.

### **21/08/11 NEWCASTLE UNDER LYME JOINT LOCAL PLAN CONSULTATION**

The meeting was updated 5 local Neighbourhood Plan groups from Chapel and Hill Chorlton, Whitmore, Aston and Maer, Betley and Keele and Madeley as well as Loggerheads had met to consider the Joint Local Plan consultation. They had proposed that as well as responding to the Joint Local Plan individually, Parish Councils would submit an additional joint response from the rural parish councils. This was agreed unanimously.

### **21/08/12 NEIGHBOURHOOD PLAN UPDATE**

The meeting was updated that the Aecom have produced a scoping for the Strategic Environmental Assessment which will now be sent to statutory bodies that have 5 weeks to reply. Aecom will then produce a Strategic Environmental Assessment. An amended draft Neighbourhood Plan is completed ready for moving to public consultation in October.

### **21/08/13 COMMUNITY & SPORTS FACILITY UPDATE**

The meeting was updated that the final feasibility study on the community and sports facilities in Loggerheads had been received at the weekend.

### **21/08/14 COMMITTEE REPORTS**

To receive an update, if any, from the following Committees/Groups:-

- 14.1 Highways Committee – No update
- 14.2 Footpaths and Environment Committee – No update
- 14.3 Youth Sub-Group – Cllr Fox reported they will organise an activity at half term and are also looking at the options to make safe use of Heath Grove.
- 14.4 Working Group on Strategic Planning Matters – No update
- 14.5 Village Halls & St Mary's School – Ashley Memorial Hall has been decorated; Hales AGM is due next month; St Mary's Primary School at Mucklestone is closed for the summer holiday.

### **21/08/15 CORRESPONDENCE**

A summary of correspondence received at the Parish Council office between 17<sup>th</sup> July 2017 and 21<sup>st</sup> August 2017 was noted including a Planning Consultation by NULBC on the validation criteria for planning applications. The Clerk will respond and suggest that going forward this takes account of Neighbourhood Plans. On the proposal of Cllr Coulson, seconded by Cllr Sedgley, it was agreed to request a tick list to validate each step of the validation process.

### **21/08/16 MATTERS REQUIRING ATTENTION WITHIN THE PARISH**

The following matters were considered: Cllr Martin reported a visitor had been unable to find the plaque commemorating the sanatorium on the green at the Burnt wood and the foliage would be cut back if needed. Cllr Claydon reported former Cllr Bennion had celebrated his 93<sup>rd</sup> birthday, and thanked the Clerk for writing in respect of the proposed changes to parking charges in Market Drayton and encouraged anyone who hasn't already done so to object as soon as possible. Cllr Fox reported she had received an email from a resident regarding the hedges between Top Rock Road and Church Road being overgrown together with a triangle of grass at the end of Wharmadine Lane. Unless there is a danger the hedges are left until 1<sup>st</sup> September to protect the birds. Cllrs Henshaw, Fox and Gibson will decorate a tree for the Parish Council at the Ashley St John Church Christmas Tree Festival at the church December

7<sup>th</sup> to the 10<sup>th</sup> 2017. On the proposal of Cllr Fox and seconded by Cllr Pimlott the meeting agreed to cut back the grass at the side of road up to the football pitch at a cost of circa £60.00.

**21/08/17 DATE OF NEXT MEETING**

Monday 18<sup>th</sup> September 2017 at Loggerheads Community Fire Station.

Meeting closed 9.10pm.

Signed.....  
**CHAIR**