

# KETLEY PARISH COUNCIL TELFORD, SHROPSHIRE



**Chairman:** Councillor Martin Young

**Clerk to the Council:**  
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**MINUTES** of the meeting of **Ketley Parish Council** which was held in the **Ketley Community Centre, Ketley** on **Thursday 4<sup>th</sup> October 2007** at **7.00p.m.**

## **PRESENT:**

Councillor Martin Young (Chairman)	Councillor Bernard Thompson
Councillor Hilda Rhodes	Councillor David M. Evans
Councillor Margaret Evans	Councillor June Lamsdell
Councillor Anil Saini	Councillor Joy Francis

## **In Attendance:**

Cllr Andrew Eade	Leader, Telford & Wrekin Council
John Roberts	Parish Clerk
Cllr Sean Kelly	TWC
Laura Hodgkinson	

## **07/4669 WELCOME**

The Chairman welcomed Councillors, Cllr Andrew Eade and member of the public to the meeting.

## **07/4670 PUBLIC SESSION**

Cllr Sean Kelly raised the matter of the posters for the Caribbean Festival complaining that they had not been taken down. TWC was responsible for taking action regarding fly posting, but the Clerk would contact the organisers.

## **07/4671 POLICE MATTERS**

PC Davies had sent her apologies. Councillors complained that illegal parking was still taking place outside the bookies on Station Road.

## **07/4672 APOLOGIES**

Councillor Pauline Picken	NALC Conference
Councillor Roy Picken	NALC Conference
Councillor Pavan Thiara	Work Commitments

## **07/4673 NOTIFICATION OF PRIVATE SESSION**

There was none

## **07/4674 DECLARATIONS OF INTEREST**

Councillor Hilda Rhodes TWC Planning Committee Prejudicial

## **07/4675 MINUTES OF THE MEETING HELD ON 6<sup>TH</sup> SEPTEMBER 2007.**

It was proposed by Cllr Hilda Rhodes and seconded by Cllr Margaret Evans that the minutes were a true and accurate record.

**RESOLVED that the Minutes be signed by the Chairman. All were in favour.**

## **07/4676 CLLR ANDREW EADE, LEADER, TELFORD & WREKIN COUNCIL**

Cllr Andrew Eade thanked the Parish Council for inviting him. He explained he was keen to make contact with all Parish and Town Councils as he saw them as key partners. He recognised that some of the problems the Parish Council was seeking to be resolved stretched back a long way. He regretted this and felt it was not acceptable.

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He stressed that there was no intention to demolish the former school buildings and it was important to find the best use for them. He announced that he intended to set up a working

group or task force to determine the appropriate use of the buildings and assess the costs of bringing them up to standard. He would be a member of the group and ensure that TWC officers supported the group fully. It was his intention to ensure that the Parish Council had the information to make decisions about the continued use of Ketley Community Centre.

He had looked at the Nursery building and agreed that it was almost 'purpose built' for youth activities as planned by the Parish Council. He informed the meeting that the notice to quit was therefore rescinded and that the Parish Council could make use of the building for the next 12 months. This was intended to provide some 'breathing space' so that the best decisions could be made regarding the future of both buildings. It would also allow alternative funding to be explored and sought. He committed himself and TWC to work together with Ketley Parish Council in the future. Cllr Martin Young expressed a huge vote of thanks on behalf of all Ketley Councillors to Andrew Eade.

He noted that there were concerns regarding Youth and Play facilities in Ketley. He explained that officers of TWC were also keen to make speedy progress on the NEAP within the TMC. The 106 agreement on Cow Wood to provide a play facility on the south of the Parish was a matter he would ask TWEC officers to 'buckle down' and resolve. He would seek to ensure the facilities were installed at least according to the 2009 timeframe. Letters had already been written from the enforcement officer and on the basis that there was no point in making threats unless it was proposed to follow through, officers would be instructed to implement enforcement action.

He informed the meeting that proposals were being worked up for the Rose Mound and the School on the TMC site. These were currently confidential but KPC would be informed as soon as possible.

He noted that the water running down the footpath alongside Mossey green Way was a concern and had been outstanding for a long time. Cllr Francis had received assurances from TWC that the matter would be resolved to no avail. It was noted that on occasions the Parish Council was now using the complaints procedure to effect action. The Chairman regretted doing this but explained that it was important to be kept aware of actions taken, and this was not happening. Cllr Eade endorsed this approach but explained that there were changes due (January) to the complaints procedure and that reports and enquiries from Parish and Town Councils will be treated with the same urgency as complaints.

The Chairman had spoken with Dave Hanley (TWC) regarding the matter of small open spaces and agreed that there needed to be closer links between Assets & Property and Planners. Cllr Eade explained that an audit of all open spaces was being conducted. He also reported that the interaction between parish councils and Planning had been discussed and that responses should be given to parish Councils once planning applications had been considered.

Finally flooding issues and drains within Ketley were raised as a major concern. It was noted that the Council would be issuing a formal complaint as they had requested action be taken on clearing the drains in the Parish and a schedule of planned work some time ago but without response. Cllr Eade noted that sometimes TWC was inclined to be defensive regarding matters but he was seeking an honest approach to problems. Cllr Sean Kelly informed the meeting that he was awaiting a response from Severn Trent regarding the flooding in Ketley Town.

Cllr Eade was thanked for attending and that the meeting had been very productive.

#### **07/4677 ELECTION OF VICE CHAIRMAN**

It was agreed this should be put on the agenda for the next meeting so that Councillors were fully prepared to make the decision.

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#### **07/4678 FINANCE.**

The draft minutes and a report of the Finance Committee meeting on 27<sup>th</sup> September 2007 were given. It was noted that the Committee had asked for the lights on Blackies Lane to be referred back to the contractors as it was felt they were responsible. It was however proposed by Councillor Hilda Rhodes and seconded by Councillor Anil Saini that the work be commissioned by the Parish Council as the lights had not been functioning long before the remedial work was done on Blackies Lane. This was put to the vote and passed with no one voting against.

#### **07/4679 CLERK'S REPORT**

- a) The Clerk reported on progress on the action points from the previous meeting.
- b) The adopted Standing Orders were further considered and the following modifications agreed;
  - Meeting were to take place on the first Thursday of every month
  - Formal questions to the Chairman of the Clerk needed 7 clear days notice.
  - Speeches and replies would be limited to 4 minutes
  - Rescission of decisions would be allowed by a special resolution signed by 5 members of the Council.

It was agreed to circulate a full set of the Standing orders amended accordingly to all members.

- c) The Clerk reported the resignation of Councillor Pavan Thiara. As this put the council below the level of elected representation required to be considered as a Quality Council it was agreed to discuss a possible bye election. It was agreed to put this on the agenda for the next meeting with all costs provided.
- d) It was agreed to affiliate to Telford & Wrekin Council of Voluntary Service at a cost of £6
- e) The Clerk reported that the Building Licence had been approved by TWC.
- f) The Clerk also reported that Thomas Henry Chappell, a long serving councillor and Chairman of the Parish Council had died. The Clerk had sent a card on behalf of the Parish Council and the Council had been represented at the funeral.

#### **07/4680 KETLEY COMMUNITY CENTRE**

Further to the discussion with Cllr Eade it was agreed that the Parish Council membership of the Working group should be Cllrs Martin Young (Chairman) and June Lamsdell. Ward Cllrs Hilda Rhodes and Joy Francis would be the ward representatives. The group would need to agree terms of reference and powers, and these would at least cover 12 months use of the Nursery building, the development of the community centre and the play facilities in the Parish. It was agreed to produce for the first meeting a costed list of works. Cllr Young was proposed to undertake this task assisted by Cllr Anil Saini.

#### **07/4681 YOUNG PEOPLE IN KETLEY**

There had been very positive progress due to the bravery and commitment of Councillors. A series of excellent meetings had taken place with the help of Peter Beer from TWC. TWC was providing some extra hours for the Leader-in-charge (between 10 and 15). The Youth Club programme had been discussed and it was proposed to start with a launch on 29<sup>th</sup> October (TBC). It was agreed to inform CSO Tindall and inform the Press.

It had also been agreed to set up an independent youth club with its own constitution, bank account. Laura Hodgkinson had agreed to be the Chairman once she had undertaken some training. Cllr Maggie Evans had agreed to be the Treasurer and June Lamsdell the Secretary. The budget would include some monies for admin support.

#### **07/4682 NEWSLETTER**

The next one would be produced for November.

#### **07/4683 OPEN SPACES IN KETLEY**

Nothing further to report.

#### **07/4684 THE TELFORD MILLENNIUM COMMUNITY** only to be covered if time

- a) New School on Millennium site. Nothing further to report.

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- b) There was a meeting to discuss stewardship issues on 9<sup>th</sup> October. Steering group was planned for 21<sup>st</sup> November.
- c) A meeting on Traffic issues had taken place with John Charles on 25<sup>th</sup> September. This had addressed the traffic calming measures between the two TMC entrances. Notes of the meeting to be circulated.
- d) A meeting on the Playing Field had taken place on 26<sup>th</sup> September. A shortfall of £200,000 had been reported and priorities within the scheme were requested. The Chairman refused to discuss anything less than the full scheme with support from Derek Owen TWC. The Partners agreed to seek a new budget with a shortfall no more than £30,000. Notes of the meeting to be circulated. Concern was expressed regarding the run-off of water from the new entrance to the Playing Fields.

**07/4685 ROADS FOOTPATHS, OPEN SPACES AND STREET LIGHTING**

- a) Progress on Commissioned work was reported. It was agreed that the Clerk would be informed of the completion of any works listed so it could be logged.
- b) The following new issues were reported;
  - Lights were still out at the top of Woodside, by Shepherd's lane and Sunflower Grove
  - The light in Beveley was still on permanently. It was proposed to withhold payment if the matter is not resolved in the near future.
  - The Clerk was still awaiting a reply regarding removal of foliage from Parish lights

**07/4686 CORRESPONDENCE**

The following items were noted;

- a) NALC Direct Information Service issue 665/666
- b) SALC Mailing including;
  - Annual general Meeting 17<sup>th</sup> November – Buckatree Hall Hotel
  - SALC Training Events Info on Code of Conduct 8/10 7 – 9 p.m. Shirehall
  - NALC/SLCC Pay negotiations
  - Quality Parish Council Status – John Ward offering to visit
  - Insurance information
- c) TWC acknowledgement of Complaint 422774 (Wombridge Way Road sign)
- d) NHS – Foundation Trust Bulletin September 2007
- e) Wrekin Area Committee agenda - 27<sup>th</sup> September
- f) Children And Young Peoples Active Involvement Award Ceremony 2008
- g) ICCM AGM Papers
- h) TWC Remembrance Day Ceremony of Light 11/11/07 8.00 p.m.

**07/4687 ITEMS RECEIVED FOR ACTION, CONSULTATION OR DECISION:**

None

**07/4688 PLANNING**

Cllr Hilda Rhodes declared an interest but remained in the meeting as an observer.

Applications

<b>W2007/1200</b>	Mrs D Murdoch	37, Quarry Lane, Red Lake, Telford, Shropshire.	Erection of a first floor extension and a replacement garage and porch
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**RESOLVED that there be no objections to the application.**

<b>W2007/1201</b>	Mr Andre Savchenko	122, Potters Bank, Red Lake, Telford, Shropshire.	Erection of 2no. detached two storey dwellings
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The Parish Council wished to object on the grounds of the damage to a historical feature. The former canal basin is an important local site. The plans involve the destruction of this. In addition the development of the 2 properties will add traffic to Potters Bank where it is narrow and on a bend. This is considered dangerous. In light of these objections KPC request that the matter be put before Plans Board as a Green Card.

**RESOLVED that the Council objects to the application on the grounds that it will damage a historically important feature and traffic concerns.**

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<b>W2007/1260</b>	McInerney Homes	Former Mercian Works, Holyhead	Erection of 39no. dwellings, creation of new vehicular/pedestrian accesses,
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		Road, Ketley, Telford, Shropshire.	associated parking and landscaping
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The Parish Council considered that the development was too dense and high. KPC is of the view that there is not enough land for 39 properties and that with an average of 1.5 cars per household the impact on traffic flows on the Holyhead Road so close to a major roundabout would be detrimental and dangerous. In addition the height of the development would severely overshadow the properties in Ley Brook. In light of these objections KPC request that the matter be put before Plans Board as a Green Card.

**RESOLVED that the Council objects to the application on the grounds of density, light and traffic concerns.**

<b>W2007/1311</b>	English Partnerships	Beverley Sewage Treatment Works, Brickhill Lane, Ketley, Telford, Shropshire.	Erection of a new sewage treatment works control kiosk and a concrete turning area
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**RESOLVED that there be no objections to the application.**

<b>W2007/1307</b>	Dr S Hester & Miss M Rowley	122, Potters Bank, Ketley, Telford, Shropshire.	Erection of an attached triple garage with bedroom and nursery above
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**RESOLVED that there be no objections to the application.**

#### Decisions to permit

<b>W2007/0794</b>	Mrs Debbie Teague	60, Broadway, Ketley, Telford, Shropshire.	Erection of single storey extensions to front and rear
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#### Other matters

- a. **Local Development Framework (LDF) Central Telford Area Action Plan Preferred Options Report** is the new draft of the Central Telford Area Action Plan and will be available within the following dates:

Consultation dates: 25/09/2007 to 06/11/2007

Viewing dates: 25/09/2007 to 06/11/2008

<http://consultation.limehouse.co.uk/telford/drafts/5/index.html>

Cllr Joy Francis declared an interest but remained in the meeting as an observer. It was agreed to put this on the agenda of the next meeting for further discussion.

- b. **Local Development Framework (LDF) Strategic Housing Land Availability Assessment (SHLAA)**

The council is carrying out a SHLAA to identify the capacity of Telford & Wrekin to accommodate new housing development over the LDF plan period, in accordance with the requirements of Planning Policy Statement 3 (PPS3). This will normalise previous evidence gathering in 2004 and together with the responses to the Preferred Options Report will inform the Land Allocations Development Plan Document.

It was agreed to pass on a comment to Cllr Eade that Brownfield did not automatically mean there is a paucity of bio-diversity and therefore may not be the best sites to develop in some cases. The TMC site was rich in bio-diversity.

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#### 07/4689 AGENDA ITEMS FOR NEXT MEETING

Members are invited to suggest further items for discussion at the next Parish Council meeting

- Local shops and businesses – item suggested by Cllr Anil Saini
- Christmas vouchers for pensioners
- Co-option or otherwise to fill the vacancy
- Election of a Vice Chairman
- Town Centre Plans
- Cost of using the Community Centre – Fees and Charges
- Terms of reference for KPC/TWC Working Group

The meeting ended at 8.55 p.m.

**07/4690 TO CONFIRM THE DATE OF FUTURE MEETINGS**

Thursday 1<sup>st</sup> November 2007 7.00 p.m. at the Ketley Community Centre