

# KETLEY PARISH COUNCIL TELFORD, SHROPSHIRE



**Chairman:** Councillor Martin Young  
**Clerk to the Council:** John Roberts  
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**MINUTES** of the meeting of **Ketley Parish Council**, which was held in the  
**Thursday 28<sup>th</sup> May 2009** at **7.00p.m.**

## **PRESENT:**

Councillor Martin Young (Chairman)	Councillor Anil Saini
Councillor June Lamsdell	Councillor David M. Evans
Councillor Joy Francis	Councillor Laura Hodgkinson
Councillor Fen Tyler	Councillor Pauline Picken
Councillor Hilda Rhodes	Councillor Roy Picken

## **In Attendance:**

Michael Wilkinson	Parish Clerk
John Roberts	Telford Journal
Chrissie Symons	West Mercia Police
CSO Sue Tindale	West Mercia Police
CSO Graham Strong	

## **09/5087 WELCOME**

Councillor Martin Young welcomed Councillors and members of the public to the meeting.

## **09/5088 PUBLIC SESSION**

There were none.

## **09/5089 POLICE MATTERS**

CSO Tindale and CSO Graham Strong were welcomed to the meeting. It was reported that since an individual had been arrested there had been no reports of further burglaries. The Police had also carried out awareness raising and delivered leaflets warning people to take precautions and be alert. Damage was reported to an empty house in Riddings Close, this was noted by the CSOs. CSO Tindale reported that there had been complaints about young people playing football on the grassed area off the Incline. It was reported that it was not possible to install goal-posts as there was not enough space. It was felt they should now be encouraged to use the MUGA and that a play area for the south of the Parish was hoped to be finished by next spring. For further advice on Crime Prevention and Neighbourhood Watch councillors should contact Sue or Ann Walker Neighbourhood Watch Coordinator.

## **09/5090 APOLOGIES**

Councillor Margaret Evans                      Illness

## **09/5091 NOTIFICATION OF PRIVATE SESSION**

There was a private session to consider the feedback from the meeting with the Leader of Telford & Wrekin Council and the new Chief Executive, Victor Brownlees regarding the future use of the centre. This was proposed by Cllr Hilda Rhodes and seconded by Cllr Joy Francis.

## **09/5092 DECLARATIONS OF INTEREST**

Councillor Joy Francis	T&W Plans Board	Personal
Councillor Hilda Rhodes	T&W Plans Board	Personal
Councillor Roy Picken	T&W Plans Board	Personal

## **09/5093 MINUTES OF THE MEETING HELD ON 7<sup>th</sup> MAY 2009**

It was proposed by Cllr Pauline Picken and seconded by Cllr Fen Tyler that the minutes of the meeting held on 7th May were a true and accurate record.

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

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## **09/5094 KETLEY COMMUNITY CENTRE**

a) Discussions with Telford & Wrekin Council were deferred to the Private Session.

- b) It was noted that the Planning Applications for continued use as a community centre and a youth centre would be discussed at Plans Board on 10<sup>th</sup> June.

#### **09/5095 FINANCE**

- a) It was proposed by Cllr Pauline Picken and seconded by David M. Evans that the accounts for 2008/09 as set out in the return to the district auditor be approved. This was agreed by all present with one abstention.
- b) The minutes of the meeting of the Finance Committee on 30<sup>th</sup> April were approved by the Finance Meeting earlier today on 28<sup>th</sup> May. They were approved by the Parish Council.
- c) Cllr Pauline Picken gave a brief report from today's Finance Committee and Value for Money meetings. The proposals to improve the Garden of Rest were agreed. The report of the internal auditor had also been considered by the meeting. The internal auditor had stated that there was an excellent set of accounts, robust internal controls are in place and there is a clear audit trail. The Chairman thanked all those involved in the audit for a job well done.

#### **09/5096 CLERK'S REPORT**

- a) The action points from the previous meetings were noted.
- b) The Clerk had been informed that Phil Lorenz Road Safety Officer had sent an email to reconfirm that Cycling proficiency training will take place for the Meadows School in Ketley Parish and he will be in touch when training has been arranged.

#### **09/5097 YOUNG PEOPLE IN KETLEY**

The Chairman reported that Sally Mason had been appointed for 6 hours per week for 2 years to work with the 12 – 16 youth club and the 16 – 19 drop-in as a point of reference and provider of information and opportunity. He stated that there had been two very good candidates.

#### **09/5098 EDUCATION AND LEARNING MATTERS**

The Clerk reported that although it was half term this week there were still a lot of work going on and a full programme was planned for September. A meeting to discuss this further with TCAT and WEA was planned for 2<sup>nd</sup> June.

#### **09/5099 COMMUNICATION**

Items were invited for a Newsletter in July. It was agreed that the production of the draft must not be rushed in future to eliminate mistakes.

#### **09/5100 THE TELFORD MILLENNIUM COMMUNITY**

- a) Cllr Young informed the meeting that he had been informed that the Beth Johnson Director who sat on the Millennium Community Trust had resigned over concerns with the running of the trust. There had not been a meeting for a number of months, Beth Johnson as the employer of the Coordinator had not been reimbursed for his salary and other legal requirements of the trust had not been met. Taylor Wimpey, who had a controlling majority on the trust were not responding to requests to hold a meeting. Peter Murray of the HCA had been informed and was taking the matter further.
- b) The Clerk informed the meeting that street signs would be installed on the TMC in the near future.
- c) It was agreed that the Parish Council should contact Steve Ball asking for dates regarding the use of the Playing Field by a football team. It was agreed to ask if the Football League and Telford & Wrekin Council had been approached to formalise the arrangements and dates.
- d) Cllr Lamsdell reported that a deep hole had appeared at the Waterloo Road end of the playing field near the goalposts. It was agreed to contact Kath Whitfield and Derek Causer.

#### **09/5101 ROADS FOOTPATHS, OPEN SPACES AND STREET LIGHTING**

- a) Alan Fox had informed the Parish Council that he expected to send information on open spaces throughout the Parish in the next few weeks.
- b) The Clerk reported on the progress on Commissioned work.
- c) It was agreed that a walk along the Parish paths take place on Sunday July 19<sup>th</sup>, 5 councillors agreed to take part in a walk. It was agreed that Cllr Hodgkinson would walk a route as a potential Ketley Walk beforehand. It was agreed to ask Andrew Careless to confirm the routes across the TMC site.

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- d) Discussion around the use of Bus Stops to promote the Parish Council's website was deferred. The location of the bus stop going to Wellington, below the Horseshoes was too far down the road. Cllr Roy Picken agreed to investigate a preferred site.

- e) The purchase of Litter bins was still in hand. It was noted that there was excessive litter by the Trio retail outlet, behind the Elephant and Castle and behind the tyre repair company Holyhead Road. The Clerk to contact Environmental Health.
- f) There were no particular comments on the T&WC Rights of Way Improvement Plan
- g) The following new issues were reported;
  - Street lights; Hutchinson Way, first on left on entering; Holyhead Road; no progress had been made on the lights in Beveley or from Wedgewood Crescent towards the Brook.
  - There were potholes in Woodside Road leading into Orchard Close
  - The Kissing Gate still had not been resolved. Chris Hill to contact Cllr Tyler.
  - Consideration should be given to a better location for the bus stop in Garfield Road as currently it was near a hole in the footpath and the immediate area was badly overgrown.
  - A new (illuminated?) sign advertising Pizzas near the Ketley Cod. The Parish Council had received no application for planning permission.

#### 09/5102 CORRESPONDENCE

##### Items received for information:

- a) NALC Direct Information Service No.708/709
- b) CVS Newline, CVS Correspondence re. CRB Checks; Targeted Support fund; Voluntary and Community Forum
- c) Wellington Cottage care – Invitation to opening of bathroom adaption 4<sup>th</sup> June at 2.00 p.m.
- d) TWC; DfT Road Safety Strategy Consultation
- e) SLCC The Clerk
- f) Police - knife detector gloves
- g) BRAMM newsletter
- h) Age Concern – Living well project – Creative dance – KCC Thursday 18<sup>th</sup> June

#### 09/5103 PLANNING

The following planning matters were noted;

##### Planning applications

<b><u>W2009/0387</u></b>	Telford Motor Limited	Telford Motors Limited, Holyhead Road, Ketley, Telford, Shropshire.	Siting of a steel storage container
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Mrs. Allen of 4 Woodwell had complained that the container was already installed. The Parish's concerns to be forwarded. There was no further objection on planning grounds.

##### Amended submission

<b><u>W2009/0128</u></b>	Mr. Andrew Januszewski	Rear of, 56, Sandbrook, Ketley, Telford, Shropshire.	Replacement of existing garages with 17no. concrete sectional garages
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##### Decision to Permit

<b><u>W2009/0228</u></b>	Mr. R Bolton	Grasmere, Red Lees, Ketley, Telford, Shropshire.	Erection of a single detached dwelling with detached double garage and formation of new vehicular access
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<b><u>W2009/0128</u></b>	Mr. Andrew Januszewski	Rear of, 56, Sandbrook, Ketley, Telford, Shropshire.	Replacement of existing garages with 17no. concrete sectional garages
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<b><u>W2009/0286</u></b>	Wellings Ltd	Recycling House, Rock Road, Ketley, Telford, Shropshire.	Display of 4no. non illuminated wall mounted signs (Retrospective)
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#### 09/5104 PARISH PLAN

This matter was deferred although it was noted that the work on Value for Money would contribute enormously to a Plan.

**09/5105 AGENDA ITEMS FOR NEXT MEETING**

There were none suggested.

**09/5106 PRIVATE SESSION UNDER PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960**

There was a full discussion on the meeting with Telford & Wrekin Council about the future of the Community Centre and the Youth Centre held on 27<sup>th</sup> May. The clerk tabled some notes of the meeting. Cllr Young reported that the tone of the meeting was very different to those held previously. It was reported from the Parish perspective having to raise over £400,000 to refurbish the community centre and buy the nursery was not financially viable. It appeared that TWC did not have to sell the Nursery and therefore were able to offer it on a long term lease for a peppercorn. This therefore gave time and resources to carry out the refurbishment on the community centre.

The Parish Council had been shocked that the option of a new build on the TMC site appeared to have been removed. It was suggested that this was not the case; however the maximum size of such a new build would probably be around 5000 sq. ft. It may be less but could be enhanced by having 2 stories. It was noted that running costs would be reduced in a 'new build' but that it was unlikely that a 'youth club' facility would be possible.

Cllr Young expressed his view that it was a superb offer and that as a consequence the requirement would be for the Parish to raise around £230,000.

It was agreed to request the offer in writing from TWC. Details such as the length of the lease, termination clauses and notice periods needed to be resolved. It was agreed to produce a business plan and approach SITA to obtain their views on possible funding.

Cllr. Rhodes was very pleased that the hard work gone into developing provision in Ketley had been recognised. Cllr Francis agreed that it was a good offer and that although a new build held some attractions there would have been associated problems such as parking. Cllr Tyler stated that the running costs of the buildings would be high and asked about the responsibility for major structural work. It was agreed a full structural survey would be required. It was noted that both buildings had a good many years further use in them, the roofs had been renewed in recent years.

Legal advice would be sought once the offer was in writing. The issue of continued use of the youth centre by young people was discussed and although there were no guarantees that future parish councils would commit the building to meet the needs of young people, the long term guarantees given to funders would have to be recognised.

The following action was agreed;

- A business plan would be produced
- Sources of funding would be further researched (esp. SITA)
- The project would be based around looking 25 years ahead.
- The first priority would be to install new heating.

The following comments were also made;

- The Big Lottery Fund had a minimum bid of £1m
- Cllr Young was prepared to put time in to see the project through if the offer was reasonable

All Councillors were asked to indicate their desired way forward; all were supportive of seeking to move forward on remaining based in the two former school buildings. It was proposed by Cllr Pauline Picken and seconded by Cllr Hilda Rhodes that the Parish Council continues to discuss the continued use of the community centre and the youth centre, clarifying the understanding of the offer and agreeing the details of the lease, with regard to term, rent, termination and notice. All were in favour.

**RESOLVED that the Parish Council continue to negotiate with Telford & Wrekin Council for the purchase of the Community Centre for £1 and reasonable terms for the leasing of the Nursery on a long term peppercorn rent. All were in favour**

**09/5107 TO CONFIRM THE DATE OF FUTURE MEETINGS**

Thursday 2<sup>nd</sup> July 2009 7.00 p.m. at the Ketley Community Centre

Signed .....Date Thursday 2<sup>nd</sup> July 2009