

MINUTES of the meeting of BOBBINGTON PARISH COUNCIL
held on Wednesday 17 October 2018 in the Jubilee room at Bobbington Village
Hall at 7:30pm

PRESENT: Councillor: M Snelson (Chairman)
Councillors: W J Snelson, Mrs. J Stanton, Mrs. J Humphries and R Lewis
Victoria Morris – Clerk to the Council
2 Members of the public

1576. APOLOGIES:

Apologies for non-attendance were submitted on behalf of County Cllr Mrs V Wilson, District Cllr. McCardle, Cllrs. Mrs L Jones and Mrs. I Rees

1577. DECLARATIONS OF INTEREST:

There were no declarations of interest.

1578. MINUTES:

RESOLVED that the minutes of the meeting of Bobbington Parish Council held on 19 September 2018, a copy having previously been circulated to each member of the Council, be approved.

1579. MATTERS ARISING:

a. Tree Update (Brantley Lane / Crescent)

Cllr. Mrs Stanton had made some enquiries of a ship builder involved with the Mary Rose conservation project. However, distance and several other factors mean this route is not currently viable.

Cllr Mrs Stanton has also spoken to a tree surgeon training centre in Cannock. Pictures of the tree have been submitted, a response is awaited.

b. Affordable Housing

Lesley Birch (Housing Plus) has provided answers to the list of questions regularly asked. It was agreed these questions would be posted in these minutes and on the website. People enquiring can then be directed to these sources.

Frequently asked questions:

1. Is there still a need for affordable housing? What is the need based on? A Housing Needs survey was carried out 4 years ago, which demonstrated a need for 5 affordable properties. In September 2016, we held a consultation event in the village, at which we took details of local residents needing affordable housing. This demonstrated a need for 6 properties. We reported this to the Council but they requested that we adhere to the original 5 dwellings.
2. When was the survey for the need conducted? Hasn't the position changed since? See above
3. The survey has expired; why can it still be relied upon? Any survey only demonstrates the need at a point in time. Due to the fact that the survey was 3 years old, we decided to assess interest at the consultation event, which demonstrated a need for 6 properties. The need for affordable housing in rural villages does not decrease.
4. How will the houses be allocated? They will be offered to people who live within the Parish of Bobbington or have a close family connection. If there is too much

demand, people will have to be assessed on housing need. If all applicants have equivalent housing need, the properties will be allocated by date of application.

5. If there are insufficient people with a link to Bobbington, who will the remaining houses be offered to? This is unlikely as there will only be 5 dwellings, however, if there were insufficient people with a link to Bobbington, we would look to the neighbouring Parishes (to be agreed with the Parish Council).

6. What is the criteria to be eligible for a property? Living in, have close family in or working in Bobbington

7. How do you get added to the list of people interested? Who do you contact / apply to and when? The properties will be advertised on our website and by a signboard on site.

8. Who will own the properties? South Staffordshire Housing Association

9. Can the tenants / part-owners buy out the Housing Association? No

10. Will they always be restricted to people with a connection to Bobbington? Yes. This will be exercised through Planning Law. An indefinite obligation will be placed on the land by the Planning Authority.

11. How long will the development take – when will the properties be completed? The building works will take approximately 9 months. We anticipate work will start around mid 2019. However, this is not yet definite and depends how long it takes for Planning Permission to be granted.

12. If someone moves out of another Housing Association property in Bridgnorth, into an affordable house, will that property be allocated to someone with a connection to Bobbington, or does the property revert back to the normal list waiting for a HA property? I assume this should say Bobbington?! Other Housing Association properties in Bobbington do not have a local connection, therefore, anyone in housing need could be allocated to one of those properties.

13. Will there be another public consultation? We are not planning to hold one.

14. How do we comment on the proposed development? How do we have a say? When Planning Permission is applied for, there will be the opportunity for people to make their comments on the Council's Planning portal.

Further to the last meeting Lesley Birch had also responded to the following questions raised:

1. Is there a way of changing the mix of affordable housing which is rented and shared ownership? i.e. could we increase the number of shared ownership houses?

No, we have to adhere to the original Housing Needs survey (as per Planning Policy), which was 4 x rented and 1 x Shared-Ownership.

2. If in a rented property is there an option to buy a share of the property / convert it to a shared ownership property after 2-3 years - or will it always remain a rented property

No, it will always be rented.

3. Similarly, if in a shared ownership property, is it possible to increase the proportion owner after 2-3 years?

Yes, the Shared-owner can buy more of a share, however, they will only ever be able to purchase up to a maximum of 80%. Therefore, the Housing Association will always own at least 20%. This is to ensure that the Shared-Ownership properties remain so indefinitely.

A discussion followed.

c. Defibrillator

Cllr. M Snelson reported that he had spoken to the Red Lion with respect to the positioning of the road sign. Whilst the position hasn't yet been agreed, possibilities have been discussed and will be raised with Staffordshire Highways during their forthcoming site visit.

d. EE rural cell trial

There was no further update at the current time.

e. Noticeboard

The new board will be delivered on Friday 19 October. Cllr. M Snelson will see to the removal of the existing board and erection of the new one.

The noticeboard at Halfpenny Green was discussed. It was suggested that MDF or cork could be attached to the front of the existing board to permit it to remain in use. Mr Burton kindly agreed to review it and consult with Cllr. M Snelson.

f. Bobbington Bash

The School have confirmed their interest in the event, Mrs Southall being the point of contact. Cllr. Humphries agreed to obtain contact details for the Vineyard's representative.

Cllr Mrs Stanton will propose several dates in early 2019 for a first meeting and send these to the Clerk, who will then circulate an email to the interested parties and co-ordinate the meeting.

g. Trees at Halfpenny Green

Cllr M Snelson has reviewed the trees as requested. A message has been left for Steve Dore at South Staffordshire District Council, which Cllr. M Snelson will follow up. Before any pruning can take place he needs to confirm whether there are any TPOs in place and establish who owns the land.

1580. HIGHWAY MATTERS**a. Meeting with Diane Firkins – Community Traffic Management Officer**

Unfortunately, a meeting was still to be arranged, however, Cllr. M Snelson and Cllr Lewis agreed to contact Diane and meet with her during a working day to discuss all associated highway matters

b. Streetscene / local groups to help with non-essential works

A discussion was held as to the information received from Cllr. Mrs Wilson at the last meeting and subsequently by email from both the County Council and District Council. It was agreed this information would be circulated and the item placed on the next meeting's agenda, to discuss how this could be taken forward.

1581. REPORTS FROM COMMITTEE REPRESENTATIVES**Village Hall**

A committee meeting will be held on Thursday 25 October 2018, at which the new parking area will be discussed. Several quotes have been obtained and a decision as to the contractor will be decided. There is still a possibility that the work will be carried out during October half term.

Church of the Holy Cross

Rev. Richard Fisher will be licensed as the vicar of Bobbington and Trysull this week. His first service in Bobbington will be on Sunday 21st October at 3pm, everyone is welcome.

Corbett School

The school are currently mid-ofsted inspection. To date 25 parent questionnaires have been completed, which is considered a good response.

Community Speed Watch ("CSW")

Three new volunteers have been recruited and will undertake CSW training shortly. Michelle Shaker will also conduct Health and Safety assessments on Halfpenny Green to approve an area where speed checks can be performed.

Velo

The FOI complaint has been submitted to Staffordshire County Council, however, no acknowledgment or response has been received to date. The clerk has contacted Pete Barker at the County Council to chase the matter.

Police Crime report

A report had been received for the period from 19 September to 16 October 2018, this stated:

- A van was broken into on Six Ashes Road with offenders stealing approximately £15,000 of goods from inside. As it is a rural location, there was no CCTV. Investigations on-going.
- Attempted burglary at Halfpenny Green Vinyards, Upper Whittimere Farm. No items were taken and no CCTV was present.
- Continuing smell of Cannabis coming from Brantley Crescent. We will continue to monitor this and gather more intelligence.

1582. PUBLIC QUESTION TIME

There were no questions raised by the members of the public present;

1583. FINANCE**a. Cheques**

The were no cheques for approval.

The Clerk had been informed by Chipmonk Computing that they are considering stopping accepting payment by cheque. Alternative methods were discussed. It was agreed that the Clerk would make payment once approved by the Council and would then be reimbursed through expenses. The Clerk will also look into internet banking.

1584. PLANNING MATTERS

- a. Received:
- b. Responded to:

- i. PA 18/00755/FUL - Meadow View Cottage Six Ashes Road Bobbington Stourbridge South Staffordshire DY7 5DT - Detached bungalow and double garage - Objections lodged due to greenbelt and outside of the village curtilage.
- c. Outcomes:
- d. Enforcement matters:
 - i. Concerns were raised as to the extent of developments at Leaton Cottage.

1585. AIRFIELD MATTERS

Further to the last couple of Consultative Committee meetings it was agreed we should obtain a copy of the minutes. It was suggested that Cllr Mrs Rees may already be in receipt of these, otherwise they should be requested.

1586. CORRESPONDENCE

SSC – Local Plan review and SCI consultations and adopted SAD.

Circulated by email prior to the meeting:-

Staffordshire County Council – (SCC) Highways team – Severe weather in Staffordshire

South Staffordshire Council (SSC) – grass cutting / grounds maintenance 25/9/18

SSC – Draft locality profile

CSW Updates 11/10/18

SSC – Local Plan review and SCI consultations and adopted SAD.

South Staffordshire Council – Council News round-up issues 86, 87, 88, 89,

Staffordshire County Council – pothole update w/c 24/9, 2/10, 9/10,

Civic Voice War memorial news 2/10

Staffordshire Police Newsletter October 2018

1587. ANY OTHER BUSINESS

Cllr. Mrs Stanton asked whether there was any information on plans for the Airport, given she had noted the inclusion of Airport land in the draft local plan. It was agreed that the local plan was of significant importance given the inclusion of the Airport. Cllr. Mrs Stanton agreed to review the documents and attend a consultation event, following which she would circulate the documents and relevant notes. Comments are required to be submitted on or before 30 November 2018. It was agreed that this would be placed on the next meeting's agenda for further discussion.

DATE OF NEXT MEETING 28 November 2018 at 7:30pm.

Meeting Closed