**SALT & ENSON PARISH COUNCIL**

**Minutes of Meeting Held Wednesday 6th September 2023**

**at Salt Village Hall, Salt at 7.30 pm**

The meeting began at 7.30 p.m.

**Public Open Forum** – Three members of the public attended.

Two members of the public requested that the PCC arrange for the immediate, and regular, cutting of the overgrown and unkempt grass verge opposite Hunters Court as it was not being cut often enough at the moment by Highways.

They also raised the issue of weight restriction signs on Casey Bridge, at the Salt Village end, being obstructed by vegetation. They were advised that the matters were in hand and to be discussed under item 8 Highways Issues. See minute below.

Another member of the public contributed to the Planning item 5 re Ongoing Development and attendant drainage / pollution problems at Park View, Sandon Bank. See minute below.

1. **Attendees and Apologies**

Attendees: Chair - Barbara Clancy,

Councillors J Starr, I Wimshurst, C Beardmore, JD Scott, N Tonks

Clerk DW Croxford

The meeting was quorate

Apologies – Councillor R Walls

1. **Declarations of Disclosable Pecuniary Interests relating to items on the agenda**

Councillor Clancy declared interests in Item 5 – Planning Applications 23/37887/FUL and 20/32275/FUL and did not take part in discussions of those items.

1. **Minutes of the meeting held on 5th July 2023**

This was agreed as a true and correct record by all present.

**4. Matters arising from those minutes**

Full explanations from SCC Highways regarding the Casey Bridge repairs and the absence of Horse and Rider Warning signs on Trentfield Lane, had been circulated prior to the meeting.

**5 .Planning**

**Councillor Barbara Clancy left the meeting at this point and took no part in the two items below.**

**23/37887/FUL** – Variation of condition 2(plans) on 20/32275/FUL – Land between Salt Lane and the B5066 Sandon Bank - amendment to the proposed day room / amenity building only.

Possible breaches of Conditions **20/32275/FUL** Land between Salt Lane and B5066 Sandon Bank.

After discussion it was **RESOLVED to oppose the Variation under 23/37887/FUL** as the increased scale and wholesale change of what was originally sought merits a new application entirely, not a simple variation.

The original day room dimensions were 5m x 13m = 65 sq m. The proposed “variation” seeks increased dimensions of 7.7m x 13.8m = 106.26 sq m. This represents an increase in footprint of 63.4%, an entirely different structure from originally sanctioned.

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The increase in size is “justified” based on the school room requiring 4 sq m per child, of which five are mentioned, plus 5 m sq for the “teacher”. A total of 25 m sq. No evidence has been provided that 4 m sq per child is required. We have no information as to the ages of the children in question to ascertain whether whatever total requirement sought is a long term, or a short term, issue. Matters are unsatisfactorily unclear here. In any event the school room size is now proposed to be less than a quarter of the whole building. What is the rest to be used for?

The “revision” proposes an entirely different layout of rooms from the original plan. Indeed a complete reversal and the proposed size of the new “day room” seem particularly at odds with all that was originally sought. Again not a revision but a new proposal entirely. What is the “day room “to be used for if not tuition? What is to be stored in the “day room” that requires approx 53 m sq??

Of further concern, and also related to this site, is the previously reported concerns re possible breaches of Conditions **20/32275/FUL**. The Parish Council reported possible breaches re the dimensions of the gateway to the site, and a drainage pipe entering directly into an open ditch, on 8th July 2022. Only on 10th August 2023 did SBC Planning Enforcement contact the Parish Council to see if matters were still extant. Notwithstanding the gateway had long since been completed, the PC reported they were unresolved.

These issues re 20/32275/FUL need to be viewed in conjunction with 23/37887/FUL.

To conclude the Parish Council **oppose the Variation under 23/37887/FUL** as the increased scale and wholesale change of what was originally sought merits a new application entirely, not a simple variation.

*Clerk to submit above comments to SBC Planning.*

**Councillor Barbara Clancy returned to the meeting at this point and continued participating in the remainder of the meeting.**

**23/37686 HOU** – The Old Vicarage - Demolition of the existing conservatory. Replacing it with a single storey side and rear extension. *No comments to be submitted to SBC Planning.*

**Updates on Structures on Brick Kiln Lane and Rainbow Cottage, Salt**

Following further extensive e mail correspondence by the Clerk to SBC Enforcement, and Borough Councillor Frances Beatty it has now been established a new Enforcement Officer at SBC has been appointed and plans to visit the sites next week.

*Clerk and Borough Councillor Frances Beatty, to keep in close contact with the SBC Enforcement Team, urging further progress*.

**Ongoing Development and attendant drainage/pollution problems at Park View, Sandon Bank**

Further correspondence between the Clerk and CCDC Building Control, including a final update from them, had been circulated prior to the meeting. Notwithstanding the comments of CCDC Building Control there remains a concern that the cess pit in situ, which replaced an earlier septic tank, does not have the capacity to cope with the number of occupants seen at the property. It is understood that the member of the public who raised the concerns will continue to monitor the situation, made easier now the field crop has been harvested, and will sample the contents of the field ditch during the months ahead.

**6. Reports**

* Report from County Councillor John Francis – no report received
* Report from Borough Councillor Frances Beatty – received after the meeting and later circulated by the Clerk.

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* Report from Village Hall Management Committee – Councillor Clancy conveyed thanks to the Parish Council from the VHMC for the funding agreed last month to plant up the frontage of the VH. This had been successfully completed and was considered a real enhancement. The new Defibrillator machine has been installed and is fully operational at the VH, and the old one has been passed to The Holly Bush Inn.

**7. To receive Financial Statement and Clerks report**

* + 1. To approve financial payments, receipts and transfers.

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| --- | --- | --- | --- | --- |
| **Accounts for approval** |  |  |  |  |
|  |  |  |  |  |
| **Paid prior to the meeting** |  |  |  |  |
| **Paid To** | **Details** | **Amt** | **VAT** | **Total to pay** |
|  |  |  |  | 0.00 |
|  |  |  |  | 0.00 |
|  |  |  |  |  |
| **TOTAL** | |  |  | 0.00 |
| **To be Paid** | |  |  |  |
| Village Hall Hire | May, July, Sept 2023 (3 x 3 hrs at £10 per hr= £90 | 90.00 |  | 90.00 |
| Transfers from Reserve a/c | Coronation Celebration (£500) and Tree(£250) | 750.00 |  | 750.00 |
| to Current a/c | Defibrillator Reserve | 1,520.00 |  | 1,520.00 |
|  |  |  |  | 0.00 |
|  |  |  |  |  |
|  |  |  |  | 2,360.00 |
|  |  |  |  |  |
|  | **TOTAL** |  |  | 2,360.00 |

These were approved by all present.

The clerk had circulated the financial statement and bank reconciliation reports and both were approved by all present..

**8. To discuss Highways issues and note any requiring reporting**

* **Grass cutting opposite Hunters Court**. It was UNANIMOUSLY RESOLVED to accept the quote from the village grounds maintenance contractor to immediately, and regularly, cut the grass verge opposite Hunters Court which is neglected. Cost will be an initial immediate cut at £50 + VAT. Thereafter £25 + VAT per cut to be undertaken on the same cycle as the present maintenance of the Village Green and Casey Bench area. These costs will be in addition to the present costs of Village Green and Casey Bench maintenance. *Clerk to instruct the contractor*.
* Significant landscaping and garden excavations have been observed at **Rosedale**. No impinging on highway noted and no changes to existing fabric of Rosedale house.
* It has been rumoured that further work will take place on Sandon Bridge from 30th September for six weeks. No formal notice from Highways received thus far. *Clerk to enquire of SCC Highways.*

**9. Musical Events at The Holly Bush Inn**

These have been taking place each Saturday weekly during the summer in the garden of The Holly Bush from approx 2.30 p.m. to 4.30 p.m. Duo or Solo artists, under cover of a marquee; have entertained a modest number of people.

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The events are advertised on the pub’s social media page and scheduled to end at the end of September.

The Parish Council have become aware of the concern of a small number of residents living nearby who feel the noise intrusive. No residents have contacted the PC directly.

At this juncture, noting the events are scheduled to end shortly, and after considering a wide number of factors, it was decided to review matters at a later meeting. No further action proposed at this juncture.

**10. To review correspondence received and consider items of business for the next meeting.**

* A letter from Staffordshire County Councillor John Francis in respect of Solar Farms and planning considerations was circulated prior to the meeting and briefly discussed. Any comments on the matter to be sent directly to CC Francis.
* Next Civic Amenity Skip Visit - Scheduled 28th October 2023 at The Holly Bush Inn Car Park. *Clerk to circulate details to Councillors advising which items which can / cannot be accepted*
* All other items of note had been circulated prior to the meeting.

**11. To inform attendees of dates of future meetings**

Dates of future meetings during 2023 as follows: Wednesdays at 7.30pm.

1st November.

**12. Meeting closed at 20.45 hrs**

Signed .......................................... .........................................

Chair.............................................. Clerk DWCroxford

Date...................................

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