

BROADWAS AND COTHERIDGE PARISH COUNCIL
MINUTES of the ORDINARY MEETING OF THE PARISH COUNCIL.

Held on Monday 23rd September 2020, via ZOOM 7.30pm
Present: Cllrs. Dale – (Chair), Pearce, Guest, Brooks, Burrows, Worrall, and Cullen.

In Attendance: Cllr. Chambers and Cllr. Walton (MHDC) 3 Members of the public.

1. Apologies: None

No apologies received from WCC Cllr Grove

2. Declarations of personal or prejudicial interest and update Register of Interest Forms. None.

3. To Consider Written Requests from Councillors for the Council to Grant a Dispensation (S33 of the Localism Act 2011) – written requests to be with the Clerk at least 4 days in advance. None.

Public Participation: Please see Appendix 1

4. County and District Councillors reports:

Cllr. Walton- District Council Report.

Full report available at <https://www.broadwas-cotheridge.com/parish-council>. Further to this report Cllr. Walton reported that the MHDC land supply is currently 8.2 years.

Cllr. Chambers reported that he had highlighted to the Leader of the Council, a problem at MHDC with Planning. Around 3 years ago a system was instigated on all applications, timescales, enforcements, actions etc. where these were reported to Councillors on a weekly basis. Cllr. Chambers reported that he had requested to the Leader of the Council that these weekly reports be re-introduced. Cllr. Chambers also re-iterated his concerns regarding enforcement with Developers abusing the rules. Cllr. Walton commented that there had been an increase in enforcement issues through lockdown.

Noted.

Cllr. Grove Report WCC.

Full report available at <https://www.broadwas-cotheridge.com/parish-council>. There were no points raised.

Noted.

5. Minutes of the Parish Council meeting held on 13th July and 14th September 2020.

These were considered and Cllr. Brooks Proposed that they be accepted as a true record. Seconded by Cllr. Guest. All in favour They were duly signed and dated as a true record by the Chairman Cllr. Dale and will be forwarded to the Clerk.

6. Planning.

Cllr. Pearce produced a comprehensive Planning update report which can be found on the Parish Council website link:

Full report available at <https://www.broadwas-cotheridge.com/parish-council>.

The following planning applications were discussed at the meeting:

20/00972- Tack Farm Broadwas – erection of new barn. Application linked to application number 19/01832. The Parish Council resolved to oppose this application as it was linked to the Outdoor Arena application to which the Council had already objected.

20/01111- Ridgeacre Farm Broadwas – Development of live/work unit. The Parish Council resolved to object to this application in view of its green field location and poor vehicular access. Cllr Pearce also undertook to review the business case included as part of the application.

7. Flooding:

7a: Flooding in Church Lane Broadwas.

Cllr. Pearce commented that it is only a Planning issue if the cause is the Zourka development. Otherwise it is a land drainage issue which still needs to be resolved. Cllr. Pearce has raised this issue with MHDC Planning Enforcement although as yet Aaron Black has not provided a response. Cllr. Pearce is chasing this.

An update was received from Cllr. Walton prior to the meeting and circulated to Councillors for information and has been uploaded to the Parish Council website. <https://www.broadwas-cotheridge.com/parish-council>

7b: Flooding on the A44 – 4/9/20- A Parishioner is chasing up action on this from this previous report on the 5th July 2020. The Clerk wrote to Cllr. Grove and Hannah Davies from WCC Highways following receipt of the parishioner's chase up email. A further update was received 23rd Sept 2020 from Hannah Davies WCC: "The plans for the investigation are with the CCTV jetting team workload and requires traffic management. I currently do not have a date for the investigatory CCTV and jetting".

7c: Request to replace manhole cover on the A44. An email received to the Clerk from WCC Highways reported: "The maintenance depot sent a section 81 notice (20th May 2020) to Severn Trent as we are unable to repair ourselves. We don't have control over their resources and are reliant on them complying with the notice we have sent. They will undoubtedly need to put some form of traffic management in place while they carry out the repair and would need to apply for a permit from our Street Works team to do so. At present our Street Works team have not received an application. I will ask that our maintenance depot chase this up with Severn Trent. The Clerk agreed to follow this up.

8. Planning, Development and Enforcement Arrangements:

Report circulated prior to the meeting from Cllr. Burrows.

[https://b17872d1-2239-40eb-8225-](https://b17872d1-2239-40eb-8225-1aef556523af.filesusr.com/ugd/a2d19a_5d0ad8b6eaf54484a9a12ace83eb1ea4.pdf)

[1aef556523af.filesusr.com/ugd/a2d19a_5d0ad8b6eaf54484a9a12ace83eb1ea4.pdf](https://b17872d1-2239-40eb-8225-1aef556523af.filesusr.com/ugd/a2d19a_5d0ad8b6eaf54484a9a12ace83eb1ea4.pdf)

The Parish Council, taking into account items covered earlier in the meeting in relation to updates on enforcement and contributions from District Councillors, considered the motions outlined and resolved the following:

1. To continue to engage with Officers of MHDC on the basis of a serious concern about the effectiveness of the planning, development and enforcement services in order to seek assurance that these services are appropriately resourced and to identify what standards are in place to provide an adequate service and how this is established. In order that
2. The PC may further consider making representations to other bodies and parties including the Ombudsman.
3. In respect of the second point in the motion as tabled for the meeting it was agreed that the current issues of concern (Zourka and Tack Farm) were being addressed within other processes and would therefore be withdrawn from the tabled motion.
4. It was agreed in the light of discussion to amend the first tabled motion as re worded above in (1).
5. It was agreed that the minute and the motion (as amended) would be circulated to all other parish councils in the district
6. It was agreed that the Chair would bring to the attention formally the relevant senior officers of MHDC and any other relevant and interested officer/elected member

The motion as amended was unanimously passed.

9. Finance

To consider the request from BVHMC for £30,000 towards the Village Hall Extension.

A detailed report was circulated prior to the meeting as a discussion document and uploaded to the Parish Council website: [https://b17872d1-2239-40eb-8225-](https://b17872d1-2239-40eb-8225-1aef556523af.filesusr.com/ugd/a2d19a_be26586396c34c65b7d98c6d4060598a.pdf)

[1aef556523af.filesusr.com/ugd/a2d19a_be26586396c34c65b7d98c6d4060598a.pdf](https://b17872d1-2239-40eb-8225-1aef556523af.filesusr.com/ugd/a2d19a_be26586396c34c65b7d98c6d4060598a.pdf)

Cllr. Pearce asked Mr Geoff Winkworth to give an overview of the Village Hall Extension Project.

Geoff stated that he was looking for a clear commitment from the Parish Council necessary for the Village Hall Extension to move forward after the 6 years of planning. Subject to the £30,000 from Broadwas and Cotheridge Parish Council the Village Hall Management Committee (VHMC) are ready to sign contracts and to finish by the end of this year. If the funding is not forth-coming then the extension would not happen in the foreseeable future. He further explained that some of the funding had time restrictions imposed and that if there were delays then it would be difficult to reschedule the work into the diary of the builder chosen. Geoff then asked the Parish Council if they would consider the request to grant the £30,000 contribution.

Cllr. Pearce discussed a possible way forward.

One way in which the current impasse could be addressed would be for the PC to revisit the decisions it made in October 2019 and in particular the requirement that the building contract should be in the name of the PC. At that time a decision was taken to have the building contract in the name of the Parish Council although Cllr. Pearce felt that doing this the PC would be losing sight of what their role was. The VHMC is the managing

trustee and the PC would be stepping outside of where it should be if it takes on the management of the contract. Cllr. Pearce suggested that the PC's role should be just to provide funding towards the project. This view was accepted by the PC and agreed although Cllr. Guest voiced his concerns that the Parish Council has a duty to ensure that the money is sufficient to deliver the project and is going to be properly spent and managed and that is the Parish Council's obligation. Cllr. Pearce further commented that concerns had been raised regarding certain aspects of the project ie details within the quotation. Whilst he appreciated those concerns he felt that the Parish Council could only pass them on to the VHMC. Cllr. Guest stated that the Parish Council should not underwrite this project should this be necessary. Cllr. Pearce agreed with this. Cllr. Brooks commented that there is £11k/£12k that is earmarked for heating but this would only be used if the amount is available following the building works completion.

Cllr. Guest Proposed that the Parish Council overturns the decision made in October 2019 and that the Village Hall Extension Project contract should be in the name of the Village Hall Management Committee. Cllr. Pearce Seconded. All in favour.

Cllr. Pearce Proposed that the Parish Council agrees to release the sum of £30,000 to the Village Hall Management Committee for use towards the cost of the proposed extension. Cllr. Brooks Seconded. 4 voted in favour, 2 voted against. 1 Abstained. The motion was carried and the monies will be released.

Cllr. Guest and Cllr. Burrows reiterated their concerns regarding the documentation for the building contract and the lack of accountability. Cllr. Burrows asked what would happen to any underspend. Cllr. Dale replied that any underspend would be used for the development of the Village Hall.

10. Date of next meetings: Ordinary Meeting Monday 12th October 2020 at 7.30pm via Zoom

The Meeting closed at 8.54 pm

Signed Chairman..... Date 12th October 2020

APPENDIX 1- Public Participation.

A prepared question was submitted to the Parish Council prior to the meeting from a Parishioner. "It is clear to me that we are not going to get anywhere with Zourka before it is finished and the developer flies into the sunset - every response is an excuse by Planning as to why things have NOT been done. The District Councillors seem to have little sway with Planning. We can only hope that they get behind us.

The only way, I feel, to get ahead now is to push for an appeal to the Planning Ombudsman, if only to shine an impartial light on all that has happened and for which all parties (including us) must account. We are especially concerned about the discharge of SUDS conditions with no apparent oversight. This could lead to serious flooding issues for all nearby residents who are already below the artificially raised levels on the site. We owe it to those Broadwas residents who will doubtless face the same issues in future."

Cllr. Burrows commented that item 8 on the agenda would be covering these issues.