

Minutes of the Council Meeting
Held in the Brearley Room on Monday 10 December 2012 beginning at 7.30 pm

Present	Cllr. R Greatrex (in the Chair)	Cllr. J Wilkes-Reading
	Cllr. G Payne	Cllr. M Cowie
	Cllr. T Simkin	Cllr. M Deegan
	Cllr. P Boston	Cllr. M Hughes
	Cllr. D Willetts	Cllr. P Alker
	Cllr. S Wallis	Cllr. K Abbott
	Cllr. J Tomkinson	Miss J Cooper, Clerk

SBC Councillors M Smith and K Williamson

12/160	<p>The Chairman informed Council that a former councillor, Mr D Downes, was quite poorly after a serious operation and he would be passing on the good wishes of the Parish Council when he visits later this week.</p> <p>Public Open Forum 3 members of the public present 2 members of Stafford Borough Council</p> <p>Mr D Taylor, resident of Monks Walk informed Council about the problems that some residents had experienced with the affordable housing development at Monks Walk. He thanked the Clerk and Chairman for their input. Cllrs Hughes, Payne and Greatrex all responded expressing their sympathy and hope that lessons have been learned from the Monks Walk site in time for the Lowfield Lane development due to commence in the New Year.</p> <p>Mrs C Allman, also a Monks Walk resident, thanked Gnosall Parish Council for helping with this difficult situation and expressed her disappointment with the responses received from Stafford and Rural Homes.</p> <p>Mrs P Tweed raised concerns about the West Staffordshire Link transport service and the problems trying to obtain information about timetables and routes. She said the service is very poorly advertised and asked the Parish Council to help. This item was included in the Clerks report as the Clerk too had found it difficult to obtain any information about this service which, if it is was advertised, would be used within the parish. The Clerk was asked to discuss this with SCC Councillor Winnington when she meets with him on 11 December.</p>	Clerk
12/161	<p>To receive apologies, record absences Apologies received from, Cllr D Watson-Jones, Cllr J Cook</p>	
12/162	<p>To record any declarations of interest Cllr Boston declared an interest in time 12/165 – affordable housing as he has a close family connection with one of the applicants.</p>	
12/163	<p>To receive and confirm the minutes Meeting of the Council held on 12 November</p> <p>The minutes were proposed, seconded and agreed as a true record.</p>	
12/164	<p>To receive any matters arising</p>	

	<p>It was noted that some of the recent job requests reported to Highways had been carried out. The work carried out by the Neighbourhood highway Team was carried out to an excellent standard.</p>	
12/165	<p>To welcome Stafford and Rural Homes representative to discuss the allocation process for affordable homes in Gnosall</p> <p>The Chairman welcomed Sarah Wyke from Stafford and Rural Homes. All Councillors were asked to raise comments about the allocation process for the affordable homes and any other matters.</p> <p>The main concern raised was the uncertainty of letting Lowfield Lane properties as the bungalows at Monks Walk had been difficult to occupy with people that fit the connection criteria. Ms Wyke explained that this problem would probably not be the case in Lowfield Lane as houses are easier to fill than bungalows. She added there is already a list of people wanting these properties and SRH are working with a Building Society that offer mortgages for shared ownership. She added there had been no interest in the shared ownership property at Monks Walk which is concerning and asked Councillors to pass on the message amongst parishioners.</p> <p>Other issues raised were:</p> <ul style="list-style-type: none"> • Poor advertising of Monks Walk and no advertising about Lowfield Lane. • Information given at the start of the project differs from information being shared currently. Most concerning is that the Parish Council was told that no deposit was required for mortgages for shared ownership properties however the Parish Council had since been informed that a 10% deposit is required on shared ownership properties. Ms Wyke confirmed this was correct. Councillors expressed their disappointment as it is clear that first time buyers would have great difficulty in raising a 10% deposit. • Lack of communication between SRH and GPC regarding the local connection criteria • Information not available about the cost of Lowfield Lane properties. • Incorrect information given when calls made to SRH • Monks Walk houses advertised for over 55's which was incorrect. <p>Ms Wyke apologised for the problems experienced and would pass all this information back to relevant personnel at SRH. The Clerk would send details to Ms Wyke of where information can be advertised in the parish.</p> <p>The Chairman thanked Ms Wyke for attending. Ms Wyke left the meeting.</p>	
12/166	<p>To receive an update on affordable housing development sites</p> <p>Cllr Payne, as GPC's representative on St Lawrence School Governing Body gave an update on meetings held with contractors regarding the safety of children at St Lawrence school. The issue with installing barriers along the footpath is yet to be resolved and is still under</p>	

	<p>review as is the sequence of work to be carried out during term time and school holidays. It is hoped that the majority of the road closures to install utility services would be carried out in school holidays.</p> <p>Monks Walk For information, Councillors received a map of the Monks Walk site clearly detailing where the adopted road would be and the area that would not be adopted (a 38M stretch). It was felt that leaving such a short stretch of unadopted road was unfair for the residents that would be responsible for maintaining it therefore it was agreed that the Clerk writes to Highways requesting that the entire stretch of road is adopted.</p>	Clerk
12/167	<p>To receive the following reports:</p> <p>The Clerk's report</p> <p>The Clerk's report, previously circulated was noted. It included detailed information about the Burial Ground extension and the delay in the planning application process. It included details about the Village Green and committee and working group meetings held in the past month. The Clerk's report was accepted.</p> <p>Any other reports from Councillors regarding meetings/courses attended</p> <p>Cllr Boston had attended, on behalf of Gnosall Parish Council, a canal meeting in Norbury.</p> <p>Stafford Borough Councillors reported that the SBC budget had been agreed with no increase in council tax. It was also noted that plans are being discussed for new leisure projects in Stone and Rowley Park.</p>	
12/168	<p>To consider committee/working group issues</p> <p>Matters relating to the Open Spaces Committee</p> <ul style="list-style-type: none"> The funding application to Staffordshire Environmental Fund had been successful therefore, subject to the weather, work would now commence on phase 2 of The Acres. <p>Matters relating to the Resources Committee</p> <ul style="list-style-type: none"> Minutes of the meeting held on 27 November were accepted. The budget for 2013/14 was presented to Council. This was discussed and it was accepted that all expenditure is to be carefully monitored and Committee Chairmen were asked to ensure that projects are prioritised. It was proposed to accept the budget. This was seconded and agreed. <p>Matters relating to the Grosvenor Committee</p> <ul style="list-style-type: none"> It was reported that the Clerk and Chairman of the Grosvenor Committee had met with the solicitor regarding the lease for Rosebuds Nursery. Minor amendments had been suggested that would be included in the revised lease. It was recommended that the revised annual rent would be £16,400.00 for 2013. This was agreed. The Clerk to instruct the solicitor to include this figure in the revised lease. 	Clerk

	<p>Matters relating to the Parish Plan Working Group</p> <ul style="list-style-type: none"> A verbal report following the meeting on 6 December was given. The working group continue to work to complete the actions detailed in the Parish Plan. Notes of the meeting would follow. <p>Matters relating to GFest Working Group</p> <ul style="list-style-type: none"> Notes of the meeting held on 14 November were circulated. Plans for July 2013 are ongoing and a detailed programme would be reviewed at the next meeting on 7 February 2013. <p>Matters relating to the Communications Working Group</p> <ul style="list-style-type: none"> Notes of the meeting held on 19 November were accepted. The website review continues. 	
12/169	<p>To consider whether Gnosall Parish Council makes a submission for a Neighbourhood Plan up to the parish boundary as recommended by the Parish Plan working group</p> <p>Councillors received details of Neighbourhood Planning, a new way of helping local communities influence the planning of the area in which they live and work. A Neighbourhood Plan can be used to develop a shared vision for a neighbourhood, choose where new homes, shops, offices and other development should be built, identify and protect important local green spaces and influence what new buildings should look like.</p> <p>It was agreed to defer this item until January to allow councillors time to read the information. The Clerk was asked to arrange a meeting with a representative from Stafford Borough Council to talk to Gnosall Parish Councillors about Neighbourhood Planning in the New Year.</p>	Clerk
12/170	<p>To receive any information for circulation around the community via press releases/website</p> <p>Councillors were reminded to send any information regarding Parish Council activities/projects via the Clerk that could be forwarded to the press and included on the website.</p>	
12/171	<p>To receive a report on financial receipts for November and to receive accounts for December 2012</p> <p>The accounts were reviewed then proposed, seconded and accepted.</p>	
12/172	<p>To report on any road and footway matters with the parish, including litter, graffiti, street lighting</p> <p>The Clerk was asked to report the following:</p> <ul style="list-style-type: none"> Flooding at the bottom of The Rank into Wharf Road Poor road surface behind Bescote Farm Pot holes between the Boat pub and Bescote Pot holes Wilbroughton road Check progress with work at Church Lane, Bromstead 	
12/173	To consider correspondence and other communications, received	

	The list of correspondence had previously been circulated to councillors. No questions were raised.	
12/174	To request items for the next agenda Councillors to inform the Clerk at least 10 days prior to the next meeting of any agenda items required.	
12/175	To confirm the date and time of the next meeting This would be held on 14 January 2013 at 7.30pm in the Brearley Room. <i>To exclude members of the press/public</i>	
12/176	To consider quotations for a new computer Three quotations had been received from computer suppliers for a new computer and software for the Assistant to the Clerk. It was proposed, seconded to accept the quotation from JC Computing for £747.83. A vote was taken with 10 votes for, 1 against and 1 abstention. The Clerk to confirm the order. Cllr Cowie expressed his concerns regarding the security of the Parish Office. This would be addressed in the near future.	Clerk

The meeting closed at 9.50pm