



STAFFORDSHIRE
POLICE

Barton-under-Needwood Parish Council Meeting – 07.04.2022

The Figures stated below incorporate the Policing Area known as "Needwood". This incorporates the villages of Barton-under-Needwood, Catholme, Rangemore, Tatenhill and Wychnor. All figures, unless stated otherwise, incorporate a twelve month period which in this instance captures data from 29/03/2021 to 29/03/2022.

Crime

Overall

33% increase this year compared to last year – 159 incidents last year to 212 incidents this year, an increase of 53 crimes.

Biggest Reductions – Top Three

Business Burglary – 13 incidents last year to 5 incidents this year

Residential Burglary – 10 incidents last year to 7 incidents this year

Other Offences – 5 incidents last year to 4 incidents this year

Biggest Increase

There has been an increase of reports of Vehicle Interference. This has risen from 1 incident last year to 6 incidents this year.

Pattern or Trend

Local Hot Spot locations are still being patrolled regularly with special attention being paid to Public Houses and the nuisance that comes from patrons late at night. Concerns have been raised regarding the Policing of Public Houses, although very few official reports are being made. Encourage residents to follow the proper channels and contact Police directly via 999 or 101. Contacting you PCSO is not the correct course of action for 999 calls.

Focused Crime Prevention advice

Beware of who's at your door

Staffordshire Police is warning local residents to be on their guard against bogus officials / callers.

Distraction burglary and bogus caller crime is where criminals call at homes posing as officials or asking for your help with something. They make up a story to try and gain access into your home. They generally work in groups of two or more, so if they are successful in gaining access one can keep you talking whilst the other sneaks in to search for money and valuables.

There are a number of things you can do to protect yourself and your home:

- If in doubt, keep them out
- Check the identity of anyone calling at your door, before deciding whether to let them in
- Phone the company they are claiming to be calling on behalf of
- Set up passwords with your utility companies
- Don't keep large amounts of cash at home
- Keep doors locked – even when you are at home
- Remember water board, gas board and electricity board no longer exist
- If you have a door chain, use it every time you answer the door
- If you feel threatened by someone calling at your door, or suspect a bogus caller may have visited you, dial 999 and report the incident to the police

ASB

Overall

Reports of Anti-Social Behaviour have decreased over the year from 67 incidents last year to 44 incidents this year, a decrease of 34%.

Biggest Reduction

There has been a decrease in reports of Nuisance Communications – 1 incident last year to 0 incidents this year

Biggest Increase

There have been no increases in reports of any incident type across Needwood. Reports of Fireworks related ASB, and Trespass have remained equal at 1 incident last year to 1 incident this year

HOT Spot Locations

The following areas are being patrolled as per our current patrol plan: Holland Park Sports Club, adjacent car parks and drive ways, the fishpond, Collinson Road Park and Oak Road Shops are all being patrolled as part of our Anti-Social Behaviour Patrol Plan. Also the industrial estates / business premises are being regularly patrolled.

Community engagement

Contact details of the Ward Team are:-

- PCSO Tim Leathers – timothy.leathers@staffordshire.pnn.police.uk
- PC John MacDonald – john.macdonald@staffordshire.pnn.police.uk
- Sgt Helen Kirkland – helen.kirkland@staffordshire.pnn.police.uk

Smart Alert

Be SMART and Keep Updated – Get FREE, Localised Crime Alerts and Community Safety advice by utilising the Staffordshire Smart Alert App. This is available FREE and is available for both Apple and Android devices. You can also get Email alerts through the following website; www.staffordshiresmartalert.uk/staffs//

Digital 101

Digital 101 means that Members of the public can now report non-emergency incidents or make general enquires to Staffordshire Police through the force's main Twitter and Facebook accounts.

Staffordshire Police is one of the first forces to facilitate crime reporting through social media and this development supports the force's ongoing work to develop new and more convenient ways for the public to make contact with the police, anywhere, any time. It's also the latest development in the force's transformational programme, following the launch of its new operating model last summer.

Staffordshire Police is committed to providing the best possible service to the communities it serves and to delivering a modern police service reflective of modern-day needs.

The service launched on 4th March 2019 and is available to the public 7am – midnight, seven days a week. Members of the public can contact the force through its Facebook Account using the message facility or Facebook Messenger, Twitter users can Direct Message us via the Staffordshire Police Twitter Account @StaffsPolice

Barton under Needwood Parish Council

Finance Committee Meeting

Monday 28 March 2022; 2pm

In attendance: G Hughes, A Jones, J Taylor, S van Daesdonk, S Rumsby

1. No apologies had been received
2. The Committee carried out the 4th Quarter Budget Review as attached. Cllr Taylor had queried the Fishpond overspend as the electricity account had been credited. The Clerk advised that SSE invoices were now all correct and the account brought up to date. Any discrepancies would be taken up outside of the meeting. In any event, at year end all monies would reset to the new budget.
3. Virements – the committee decided no virements were necessary. The backdated rent for the allotments had been split and the portion of the rent due for 2022-23 held back. The allotment fencing would not now take place in this financial year as quotes and materials would not be raised in time for the spend. There were sufficient monies therefore in the allotment budget for the back rent to be settled without the need for a virement.
4. The Clerk would prepare the financial report following the year end, Finance Chairman to review before the annual parish meeting.

The Committee recommend this report be noted and recommendations accepted at the next full Parish Council meeting.

There being no other business, the meeting closed at 2.34pm

[illegible]

Barton under Needwood Parish Council

Earmarked Reserves

B/f 2020/21	Description	Amount Spent 2020/21	New amount added 2021/22	Amount Spent 2021/22	Proposed c/f 2022/23	Minuted Approval Full Council
35,000	Car Park Maintenance and resurface	0.00	8,682.00	1,383.95	35,000.00	6.1.22
3,500	Benches		5,500.00	3,500.00	0.00	
0	Climate Fund (Fishpond	0.00	500.00	0.00	500.00	3.3.22
0	Resident funding Fishpond contamination prevention	0.00	700.00	0.00	700.00	3.2.22
0	Burial Ground Remedial Works	0.00	5,000.00	0.00	5,000.00	6.1.22
2,000	Green Space Projects	0.00	1,000.00	0.00	3,000.00	6.1.22
8,500	Infants school traffic calming	0.00	0.00	8,500.00	0.00	
426.80	Full Brook Clearance funds (SCC)	1,573.20	0.00	0.00	426.80	6.1.22
3,750	Election Expenses	0.00	1,875.00	0.00	5,625.00	6.1.22
Total Reserves					50,251.80	

Barton under Needwood Parish Council			Receipts and Payments Account			
S. Rumsby, RFO - 31 March 2022						
Receipts			2021/2022		2020/2021	
Local Authority Precept			£ 63,875.98		£ 64,893.28	
Local Authority Other			£ 2,421.00		£ 1,865.00	
Burial Ground			£ 11,366.00		£ 11,531.00	
Rents - Allotments, Fishing & Holland Sports			£ 6,105.06		£ 3,263.50	
Investment Income (Interest)			£ 13.54		£ 406.88	
VAT Reimbursement			£ 8,246.65		£ 6,039.80	
Other + Grants & Donations			£ 18,365.50		£ 18,494.46	
Car Park			£ 8,682.00		£ 8,503.43	
Village Hall Salary contra			£ 9,235.38		£ 7,428.40	
Credits not on statement			£ -		£ -	
			<u>£ 128,311.11</u>		<u>£ 122,425.75</u>	
Payments						
Salary / Wages			£ 50,684.51		£ 48,283.27	
Administration			£ 9,176.60		£ 8,953.44	
Burial Ground			£ 1,915.75		£ 2,326.88	
Allotments			£ 1,879.77		£ 1,016.06	
Fishpond			£ 3,441.00		£ 2,839.34	
Donations & S.137 payments			£ 668.70		£ 433.10	
Capital Expenditure			£ 7,174.51		£ 23,563.48	
General Payments inc Maintenance & Repairs			£ 5,886.39		£ 2,010.82	
P & OS Grasscutting/Grounds Maintenance			£ 12,657.22		£ 7,884.53	
Special Projects			£ 27,914.40		£ 1,573.20	
Lengthsman			£ 1,818.96		£ 835.96	
Car Park			£ 1,383.95		£ 2,697.30	
VAT Payable			£ 9,497.59		£ 8,246.13	
Village Hall Salary contra			£ 7,008.76		£ 5,734.48	
Vec			£ 183.63			
Unpresented cheques			£ -		£ -	
			<u>£ 141,291.74</u>		<u>£ 116,397.99</u>	
Net Income for the Year to date			-£ 12,980.63		£ 6,027.76	
Add Cash Balances B/Fwd 1st April			£ 132,532.45		£ 126,504.69	
			<u>£ 119,551.82</u>		<u>£ 132,532.45</u>	
Represented By Cash Balances						
Current Account			£ 2,001.00		£ 2,001.00	
High Interest A/C (Closed)						
Deposit Accounts			£ 43,546.83		£ 56,534.85	
Petty Cash			£ 150.00		£ 150.00	
National Savings Account			£ 73,853.99		£ 73,846.60	
Total Cash Balances			<u>£ 119,551.82</u>		<u>£ 132,532.45</u>	
		Reconcillation	£ 0.00			

Barton under Needwood Parish Council - Receipts and Payments Summary
Item 6.1
2021-2022

Receipts	April	May	June	July	August	September	October	November	December	January	February	March	Total to Date
Rents	825.00	550.00	58.33	43.75	16.67	0.00	0.00	0.00	0.00	0.00	0.00	975.00	2,468.75
Interest	0.50	0.49	0.51	0.53	0.53	0.47	0.59	0.58	0.56	7.93	0.45	0.40	13.54
ESBC	31,937.99	0.00	0.00	0.00	0.00	31,937.99	0.00	0.00	0.00	0.00	0.00	0.00	63,875.98
Burial Ground	2,150.00	380.00	2,155.00	0.00	1,580.00	1,595.00	630.00	1,730.00	0.00	0.00	0.00	1,146.00	11,366.00
Fishpond	630.00	200.00	820.21	350.00	661.10	400.00	260.00	90.00	105.00	70.00	0.00	50.00	3,636.31
VAT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,246.65	0.00	8,246.65
Car Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,682.00	0.00	0.00	0.00	0.00	8,682.00
BVH Sal, Tax & NIC	544.57	586.49	575.17	593.93	600.95	684.01	572.77	543.97	1,144.49	1,168.17	942.86	1,278.00	9,235.38
Other	938.39	0.00	0.00	0.00	0.00	932.50	25.00	0.00	0.00	0.00	0.00	556.00	2,451.89
Grants/donations	0.00	0.00	14,500.00	25.00	10.00	0.00	500.00	0.00	2,000.00	0.00	799.61	500.00	18,334.61
Total Income	37,026.45	1,716.98	18,109.22	1,013.21	2,869.25	35,549.97	1,988.36	11,046.55	3,250.05	1,246.10	9,989.57	4,505.40	128,311.11

Payments													Total to Date
Bank Charges	11.25	7.85	23.25	24.10	0.00	8.95	17.60	16.55	11.10	14.70	13.00	9.50	157.85
Salaries & Wages	2,953.49	2,726.80	2,720.66	2,963.00	2,727.80	2,954.09	2,727.80	2,718.89	3,211.59	2,603.23	2,603.43	3,278.72	34,189.50
HMRC	951.66	1,129.60	1,029.80	1,014.82	1,178.36	1,042.52	1,290.64	1,039.34	1,003.34	1,411.48	1,135.81	1,054.73	13,282.10
Nest Pensions	256.81	280.51	258.68	258.70	280.51	258.68	280.51	258.68	258.68	301.51	259.82	259.82	3,212.91
Admin	746.82	275.85	2,877.62	642.25	89.99	894.66	708.68	1,327.04	305.62	570.00	19.80	560.42	9,018.75
Burial Ground	388.34	11.99	33.34	445.22	299.06	16.67	33.39	16.67	125.00	271.07	150.00	125.00	1,915.75
Allotments	0.00	0.00	38.38	13.94	223.82	0.00	0.00	125.00	0.00	0.00	238.63	1,240.00	1,879.77
Fishpond	718.55	782.50	0.00	521.48	133.16	300.00	560.25	112.50	0.00	122.26	77.80	112.50	3,441.00
Donations & S137	85.70	0.00	0.00	50.00	120.00	0.00	0.00	113.00	0.00	0.00	0.00	300.00	668.70
Parks & Open Spaces	414.23	1,502.63	902.85	3,492.85	1,127.76	1,765.41	1,111.12	1,092.85	120.18	80.00	80.00	967.34	12,657.22
Capital Expenditure	0.00	0.00	315.83	0.00	0.00	0.00	1,752.48	0.00	436.20	4,670.00	0.00	0.00	7,174.51
Maintenance & Repair	30.12	0.00	0.00	50.00	120.00	0.00	195.69	0.00	1,088.63	283.98	3,950.00	0.00	5,667.60
Car Park	118.47	75.28	71.28	89.10	327.40	89.10	71.28	221.28	89.10	71.28	71.28	89.10	1,383.95
Lengthsmen	82.00	65.60	65.60	82.00	65.60	200.56	245.29	160.40	272.76	178.20	178.20	222.75	1,818.96
General payments	0.00	0.00	0.00	0.00	30.00	0.00	0.00	0.00	89.45	0.00	20.00	79.34	218.79
Projects	16,891.00	972.60	0.00	175.80	0.00	819.00	237.00	8,819.00	0.00	0.00	0.00	0.00	27,914.40
BVH Contra	435.97	435.97	435.97	435.97	435.97	435.97	435.97	435.97	890.81	917.77	773.06	939.36	7,008.76
VEC												183.63	183.63
VAT	3,502.06	580.77	372.18	841.64	278.84	639.48	723.94	487.33	139.98	993.94	834.50	102.93	9,497.59
Total Spend	27,586.47	8,847.95	9,145.44	11,100.87	7,438.27	9,425.09	10,391.64	16,944.50	8,042.44	12,489.42	10,405.33	9,525.14	141,291.74

Barton under Needwood Parish Council - Budgets vs Actuals
2021-2022

Item 6.1

	Budget	April	May	June	July	August	September	October	November	December	January	February	March	Total to Date	Budget Remaining
Burial Ground	2,000.00	388.34	11.99	33.34	445.22	299.06	16.67	33.39	16.67	125.00	216.90	150.00	125.00	1,861.58	138.42
Allotments	2,339.00	0.00	0.00	38.38	13.94	223.82	0.00	0.00	125.00	0.00	0.00	238.63	1,240.00	1,879.77	459.23
Fishpond	3,000.00	718.55	782.50	0.00	521.48	133.16	300.00	560.25	112.50	0.00	122.26	77.80	112.50	3,441.00	-441.00
Parks & Open Spaces	13,280.00	414.23	1,502.63	902.85	3,492.85	1,127.76	1,765.41	1,111.12	1,092.85	120.18	80.00	80.00	967.34	12,657.22	622.78
VEC	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	183.63	183.63	816.37

Barton under Needwood Parish Council			Bank Reconciliation as per statements at:		31-Mar-22	
Lloyds Current A/C			£	2,001.00		
Lloyds Deposit (Instant Access) A/C			£	43,546.83		
National Savings			£	73,853.99		
Petty Cash			£	150.00		
Total Bank Balances					£	119,551.82
<u>Add Credits not on Statement</u>						
					£0.00	£ 119,551.82
<u>Less unrepresented payments:-</u>						
					£0.00	£ 119,551.82
<u>Opening Balances :-</u>			<u>Bank Statements as at 31st March 2021</u>			
Lloyds Current A/C		£	2,001.00			
Lloyds Deposit A/C		£	56,534.85			
National Savings		£	73,846.60			
Petty Cash		£	150.00			
Parish Council -			Total	£ 132,532.45		
<i>Add Receipts to date</i>		£	128,311.11			
<i>Less Expenditure to date</i>		£	141,291.74			
Total Cash and Investments as at -				£ 119,551.82		
					Difference	-£ 0.00
<u>RFO, S. Rumsby</u>						

Barton under Needwood Parish Council - Scheduled Payments presented to Full Council

Item 6.1

		£	£	£
Payee		Value Gross	VAT	NET
Salaries total		4,562.77		4,562.77
Nest		203.08		203.08
HMRC		1,566.52		1,566.52
Mitmark	Collinson park CCTV	96.00	16.00	80.00
SPCA	Annual subs inc SPCA & NALC	573.89		573.89
ESBC	Business Rates Burial Ground	189.62	less rate relief	0.00
Barton Village Hall	Rent	510.00	0.00	510.00
Vernon C Wright	Shrub planting Potters Way	620.00	0.00	620.00
Hulls Environmental	1964 pest control	75.00	0.00	75.00
Petty Cash	Replenishment of spend	119.30	7.27	126.57

Total Net Payments **8,317.83**

Scheduled Payments

Authorised Chairman

PLANNING – All matters have been referred to the Planning Committee and their comments appear in italics below, the Committee meet fortnightly 5pm, in the Douglas Room, Barton Village Hall. Please contact the clerk for dates should you wish to attend any Planning Meetings

1. 00193 - Green Bank, 111 Main Street : Remodelling of existing dwelling to include part single and two storey front, side and rear extensions and formation of gated access
We make no comment on most of the proposed extensions to the existing dwelling house but have objections to some aspects of the development.
The location of the proposed garage protrudes forward from the existing building line to a significant extent. This would be a visually intrusive addition and have a major adverse impact on the existing street scene. DP1 and SP24 require development to respond positively to the surrounding area in respect of massing and how it relates to surrounding development and any vistas, views or skylines and have high quality design and not be harmful to the character and amenity of the area.

As an ancillary feature the garage should be subservient to the main dwelling house rather than being the most prominent feature as seen from Main Street. It also appears to have an overbearing impact on the adjoining dwelling at no. 109.

A further objection is to a significant area of the front garden being largely paved. This raises concern, together with the garage area, to the treatment of surface water. This area of Main Street has long standing flooding problems and it should be made clear that no surface water should enter the already overloaded street drainage system.

The proposed gateway is shown at 5 metres from the carriageway. We do not consider this to be adequate for a vehicle to be clear of the carriageway whilst waiting for the gate to open. Due to its proximity to the traffic calming chicane this part of Main Street can become somewhat congested.
2. 00281 - Eagle House , 74 Station Road : Thin lateral branches by 10%, crown thin by 10% and cut back lateral branches to give 2 metre clearance to the property one Cedar tree (T1 of TPO 44)
The application form makes clear that for work to a tree subject to a TPO a report from such as an arboriculturist is required to show why work is necessary to the tree. There is no such report here to justify the proposed work. It may be acceptable to remove dead wood or trim to prevent damage to a building but the need for this and the other work proposed should be explained by an expert.
We have been concerned that other recent applications for work to trees has been lacking in sufficient justification.
3. P/2021/00958 - Land off Westmead Road, Erection of two detached dwellings and the formation of an associated access, 74 Wales Lane : Erection of two detached dwellings and formation of associated access
The ESBC website chronicles amendments made at various times stretching from November 2021 to March 2022. There appears to be no explanation, so from what we can gather these amendments relate to the design of the two properties, the layout and parking arrangements and the rear boundary treatment. In addition, since we previously commented on this application in August 2021, a TPO had been made on the holly tree in the south west corner of the plot fronting Westmead Road.

Our original objections to this planning application related to our interpretation of Local Plan policies SP 24, DP 1 and DP 3 regarding design quality and the particular criteria for residential development. We also objected on the grounds of Policy SP 25 and DP 5 regarding the setting of the listed Building on 74 Wales Lane.

Although Wales Lane has a varied character, with a mix of traditional and modern styles, Westmead Road, from which this proposal would take access, has not. It has a very uniform style of 1970's semi-detached dormer bungalows, almost without exception. Each property is characterised by a fairly steep pitched roof and each property also has their own driveway. The introduction of these two detached properties with a shared driveway, therefore, does not respect the local pattern of development.

We cannot see how two detached properties fit within the character of the street. The roof pitch is different. The proposed properties have dormers on the front elevation whereas the existing properties do not. The recent amendments also appear to show what looks like an oak framed porch on the front elevation. This again demonstrates how far removed the style of these proposed properties is from the rest of the street. Indeed, one of the street context plans also shows that the proposed roofline of the two detached properties is considerably higher than its neighbours.

The amendments also seem to make some minor re-configurations to the layout. Previously, space was provided for vehicle parking between the two properties. This appears to have disappeared with parking now immediately at the front of both properties. The sacrifice is that, for the most northerly property, cars will have to be parked one behind each other, rather than by the side, making, potentially, for even more manoeuvring. This arrangement also means that a substantial paved area is created on the Westmead Road frontage. This is again, we feel, contrary to the character of the area where properties invariably have their own driveways and a small front garden. This amount of paving may also mean that surface water flow is increased into the local drainage network providing little opportunity for rain to soak away naturally. We do not feel, therefore, that this type of layout promotes sustainable construction.

The overall effect is to make the properties appear too big for their plots. This is also demonstrated by the proposed application site taking nearly two-thirds of the garden area of the Wales Lane property. This has, to our mind, a detrimental effect on the setting of the listed building. It also means that the rear boundary is out of alignment with the norm on Westmead Road. To be more in keeping with the street scene the rear boundary line needs to be pulled further west and the properties moved in the same direction so as to maintain the building line on Westmead Road itself and, as a consequence, the character of the street. Our preference would also be for a pair of semi-detached properties which we feel would reflect the shape, volume, scale and massing of the other Westmead Road properties, rather than these two, over dominant, detached properties.

Our earlier comments objected to a rather stark fence identifying the demarcation boundary between the site plot and the listed building. We felt that this would have a detrimental effect on the setting of the listed building. Whilst the fence remains, so that we retain our objection, we are, however, glad to see that a native hedge is proposed to be planted on the Wales Lane side of the fence.

We see nothing in these amendments to make us want to change our original submission, so we would wish our objections to stand together with the contents of these additional comments.

5. 00295 - The Vicarage , 3 Church Lane : Raise crown over adjacent footpath to provide 2.4m clearance to 1 Hawthorn tree (T1) and minor tip prune, reduce lateral growth towards adjacent footpath/drive and growth towards property by a maximum of 2m or to nearest suitable pruning point for clearance to one English Oak (T2)
We have no objection to the work proposed.

This application draws attention to T2, the large oak in the front garden of The Vicarage. This was provided by public subscription to commemorate the coronation of Queen Elizabeth II in 1953 and a plaque at its base records this. In maturity it has both a high visual amenity value in the landscape and also a historical value to the village. In the year of Her Majesty's Platinum Jubilee with its focus on a Green Canopy we now consider that for the future it should enjoy the additional protection of a Tree Preservation Order.

6. 00293 - Grafton Cottage, Bar Lane : Change of use of land from agricultural to residential (Class C3) including fencing and hedge
This proposal is a fresh planning application but for a similar change of use. The Applicant's previous proposal (P/2021/00805) was to extend the curtilage of their property both to the side and the rear of Grafton Cottage on Bar Lane. The Parish Council objected to this proposal as being contrary to Local Plan policies SP 8, SP 24 and DP3. In particular, we felt that it would constitute an extension of residential development into the open countryside, well outside the settlement boundary of the village. The application was refused on the grounds of an encroachment of a domestic garden onto agricultural land which, as a consequence, would have an unacceptable impact on the character and appearance of the rural area.

This present planning application deletes the rear extension but maintains and enlarges the area for a westward extension. The proposed strip of land measures 10.5m wide and extends to the rear boundary of the property. In the earlier application, no explanation was provided for the extension. This time a Supporting Statement reveals that the proposal would allow a plant stall to be located adjacent to the garage and away from the road. The additional land would also allow for the applicants to make their own compost so as to maintain the garden and to propagate plants. The extended area will be accessed by additional pathways linking to the garden which would also be wide enough for those with impaired mobility. No new access points are proposed off Bar Lane. A wooden fence and hedge are proposed for the western boundary.

The applicants state that parking is not relevant. They state that the garden is used in association with the dwelling with occasional open weekends to raise funds for charity. They also state that the proposal will not materially increase visitor numbers when the garden is open to the public.

Parish Council comments

1.1 *Grafton Cottage is located at the western end of a small group of properties on the north side of Bar Lane, well outside the settlement boundary of the village, the southern limit of which terminates at the Dogshead Lane junction with The Green.*

1.2 *As we said previously, the Parish Council very much appreciates the applicants opening up their garden for public viewing which, according to the supporting statement, happens on five occasions a year. We obviously acknowledge this act of generosity, but this, in and of itself, is not a planning consideration. Consideration of the application must concern itself with the land use.*

National Planning Policy Framework 2021 (NPPF)

2.1 *The supporting statement notes the main theme of the NPPF is a presumption in favour of sustainable development. In particular it refers to paragraph 84 which talks about supporting sustainable growth for rural businesses, rural tourism, the retention of accessible local services and the diversification of agriculture. Similarly, it also refers to paragraph 85 which states that sites to meet community needs in rural areas may need to be found beyond existing settlements.*

2.2 *No explanation or analysis is provided of the relevance of these paragraphs to the proposal. We also fail to see how these paragraphs can support the proposal when they are referring to the needs of existing rural businesses and the Supporting Statement points out that the expanded area will be used in support of the dwelling.*

2.3 *We cannot see that the proposal has gained any support from the National Planning Policy Framework, not least because the site is in an unsustainable location.*

Policy SP 24 High Quality Design

3.1 *All development proposals need to comply with this policy which is aimed at enhancing the quality of design; accordingly, proposals must contribute positively to the area. They must create a sense of place and respect local patterns of development. In addition, they must present an appropriate layout which integrates with the existing environment and context.*

3.2 *Grafton Cottage is located at the end of a small group of properties. Most of these properties sit on the road frontage and have significant gardens, stretching immediately behind the dwellings. Indeed, the case officer's report on the previous application notes that the Grafton Cottage garden is five times the minimum size required for a large residential property as defined by the Separation Distance and Amenity SPD.*

3.3 *The case officer's report seems to be implying that the garden is already substantial and, therefore, any additional extension would be out of keeping with the character of the area and contrary to the local patterns of development. In that sense it fails to integrate with the existing environment and context especially by infringing a well-defined and established boundary.*

Policy SP 8 Development Outside Settlement Boundaries

4.1 *The Local Plan's development strategy is quite clear. For sustainability reasons, development is directed in the first instance to the two urban areas of Burton and Uttoxeter. More modest development is directed, secondly, to the four strategic villages and then, thirdly, smaller amounts of development to the smaller villages with limited facilities. This means that any development, falling outside these settlement boundaries is regarded as being in the open countryside where restrictions apply so as, to retain the character of rural areas.*

4.2 *Policy SP 8 is written in such a way as to reflect those limited occasions where development in the open countryside may be allowed. The policy states that proposals outside settlement boundaries will only be permitted where, amongst other things, it is essential to support the viability of an existing business, it is providing facilities for the general public and it is development necessary to secure a significant improvement to the landscape. If any proposal meets these criteria, then the planning policy lists further hoops. These include not introducing an urban form, the need for any environmental impact to be compatible with the character of the surrounding area and the need to maintain high agricultural land value.*

4.3 As we have noted above, a business is not being run from the property, so this proposal is not supporting its existing viability. Rather than making a significant improvement to the landscape, we feel that by extending a residential curtilage, then you are domesticating the countryside and not making a positive contribution. Even a low-key use for this land such as for composting and a plant stall is in, effect, introducing an urban form.

4.4 We take the point that by opening the garden to the public five times a year then, in a sense, it is providing facilities for the general public. We assume, however, that the intention of this criterion is to provide services, more or less on a full-time basis, and not on such limited occasions.

4.5 The supporting statement indicates that by extending the curtilage there would be no increase in visitor numbers. No evidence, however, is provided to justify this assertion and the statement provides no information about how visitor numbers might be controlled in any event.

4.6 This proposal is for a substantial extension of the residential curtilage westwards which will have the effect of extending a ribbon development into the open countryside. The effect of granting planning permission, however, means that the principal of residential use will have been established and this may lead to a building plot becoming acceptable. ESBC may put a condition on any permission to prevent future development, but we have seen elsewhere in the village that this has not been effective. An example was where an owner extended their residential curtilage onto adjoining public open space. ESBC permitted this use albeit placing a condition to prevent future development. Subsequently the owner submitted a planning application for residential development and this was accepted.

Policy DP 3 Design of new residential development, extensions and curtilage buildings

5.1 A section of this policy deals specifically with development outside settlement boundaries. Pertinent to this proposal it states that extensions to residential curtilages will only be permitted where they do not adversely affect the landscape character by the intrusion of urban uses.

5.2 By extending the ribbon of development into the open countryside it is effectively domesticating the countryside and, therefore, inevitably is introducing an urban form. Whilst undoubtedly, the applicants will use the extension for the purposes for which they have stated, once permission has been granted there would be no controls on how they might wish to use the land in the future. Such future uses as sheds, greenhouses, sitting out areas and, say, washing lines would be regarded as acceptable in gardens and, therefore, would accentuate an urban form in this rural location.

Conclusion

6.1 The Local Plan policies for controlling development in the countryside are rightly very restrictive. We, therefore, feel that this extension of ribbon development into the open countryside is contrary to policies SP 24, SP 8 and DP 3, and we object accordingly. It will unnecessarily remove agricultural land and domesticate the countryside. If permitted, and the principle of residential development had been established, then there is also a fear that such a westward extension could facilitate future residential use in an unsustainable location.

6. 00326 - Erection of a single storey front extension and conversion of garage to form additional living accommodation – *no objections*
7. 00310 - 9 Fullbrook Avenue : Erection of a single storey front/side extension
8. 00352 – 90 Station Road : Erection of single storey rear and side extension
9. 00265 – The Middle Bell : Alterations to conservatory fire exit doors and cladding to walls/glazing, alterations to patio areas, reduce existing smoking shelter by 50%, wall cladding and new door to existing rear entrance
10. 00266 - The Middle Bell : Listed Buildings Consent for the alterations to conservatory fire exit doors and cladding to walls/glazing, alterations to patio areas, reduce existing smoking shelter by 50%, wall cladding and new door to existing rear entrance

ESBC Decisions – Permissions Granted

1. 00087 - 24 Fullbrook Avenue : Erection of a front porch and single storey rear annexe extension
2. 00059 - 26 Beech Road : Demolition of existing porch to facilitate the erection of a single story front extension, replacement of all windows/doors and installation of cladding to the front and rear elevations
3. 00196 - 5 Wharf Houses : Reduce back to original pollard points of 1 Willow tree and reduce upper crown by up to 2 metres with shape of 1 Cherry tree
4. 01298 - Pear Tree Cottage, 2 Main Street : Demolition of existing garage, front wall and gates to facilitate the erection of a garage/store with home office space above (revised scheme)
5. 00129 - The Hollies, Short Lane : Erection of a part two storey, part single storey front extension
6. P/2021/01401 – 115 Main Street : Erection of two storey rear extension
7. 00076 – 171 Efflinch Lane - Erection of a two storey rear and single storey side extension

ESBC Decisions – Refused

1. 00048 - Land South of the Junction of Small Meadows and Dunstall Road : Permission in Principle for two dwellings

Report prepared to be discussed with ESBC Needwood Ward Councillors.

P/2020/00430

Application on behalf of Bellway Homes Ltd pursuant to S 106 agreement relating to land to east of Efflinch Lane and north of Mill Lane, Barton under Needwood

Main Planning history

P/2011/01359 – outline application for up to 130 dwellings

P/2014/00200 – reserved matters for 130 dwellings

P/2014/01490 – outline application for 25 dwellings

P/2015/01645 – reserved matters for 25 dwellings

This application was submitted by Bellway Homes in April 2020 to amend the original S 106 agreement signed between the owners and the responsible authorities in May 2013. This involved Bellways submitting two amendments. Firstly, to delete paragraph 1.5 of Section 3. This referred to the area of land identified as open space on a plan attached to the agreement. The amendment had the effect of replacing a substantial area of open space land to the east of the residential development with a much smaller and irregular shaped parcel. Secondly, it proposed to delete paragraph 1 of Schedule 10 which referred to an area of land proposed for allotments which was intended to be transferred to Barton Parish Council. The plan attached to the original agreement was poor but from what could be detected the proposed amendment was not much different than the original.

The Parish Council submitted comments on this planning application in June 2020 and also in October 2020 when some additional information became available. This informed us that the reason for the planning application was because Bellways had been unable to gain signatures from all interested parties to the proposed amendments. Since that time, despite several requests, we have not been informed of any progress.

We assume, coming up to two years on, that unless any progress is made then ESBC will request the applicants to withdraw the application. Is this correct.

We felt that the application, unfortunately, was very confusing and raised more questions than answers. We set out below a number of issues which are still outstanding and for which we would appreciate some explanation. We raised a lot of these issues in our earlier comments but have received no response and have become alarmed at the lack of progress despite our numerous attempts to find out what was happening.

(1) Role of the S 106 Agreement and the Planning Application

We still remain confused as to the reason for this planning application. The S 106 is a legally binding agreement entered into freely by all parties. If a party fails to meet their obligations, then presumably they can be pursued through the courts. A planning application relates to the use of land.

How can approval of this planning application affect a legally binding agreement especially if all appropriate parties and owners of land are not on board?

(2) Open Space

The original agreement identified a substantial area of land (approx. 8.2 ha) stretching from the east and south east of the two areas of residential development to the Trent and Mersey Canal. This also included an area set aside for allotments which was to be transferred to the Parish Council. In the normal course of events the open space would eventually be transferred to ESBC for adoption. The proposed amendment subject of the 2020 planning application proposed that that the area to be identified for public open space - and presumably to be eventually adopted by ESBC - was to be a much smaller and more irregular shaped piece of land. Rather worryingly, an accompanying letter indicated that these changes had already been agreed with ESBC.

When did ESBC accept these changes and this agreement and why was the Parish Council not informed?

Why did ESBC accept a much smaller area contrary to the original S 106 agreement?

Why has ESBC accepted such an irregular shaped area and is there any rationale for this?

Has this smaller area of open space been prepared so as to meet the standard for adoption by ESBC?

Does this area include the play area and play equipment as mentioned in the S 106 agreement?

Which body is currently responsible for maintaining this area?

(3) Management company

The accompanying letter states that the changes to the S 106 Agreement are required in order to enable the Open Space and Allotment land to be transferred to a proposed management company. Indeed, an accompanying plan entitled POS allocation plan

(attached) indicates that the vast majority of the land previously identified as public open space is proposed to be transferred to a management company.

Why did ESBC agree for this land to be transferred to a management company, contrary to the original S 106 agreement and why did they not inform anyone including the Parish Council? When did this happen?

Will the management company actually own the land or manage it on behalf of ESBC or Bellways?

Does the land which they will manage have public access in perpetuity?

Will it be designated as public open space?

Why has Bellways not included in its amendments to the S106 agreement any reference to a management company now being involved in future maintenance?

How is the management company land to be identified? Will it be fenced off? How will it be distinguished from the ESBC open space?

What maintenance regime will the management company follow? How will this be supervised and what sanctions will be in place if it is not followed?

What are the management company's terms of reference?

Will the management company pursue improvements for the residents and public benefit, such as the public footpath link to the Marina?

Who sits on the management company?

Is there any local liaison or local representation?

Is there a local representative of the company that can be contacted and who can deal with any issues or problems?

Who is maintaining this land at the moment or has the management company already been set up? Are the residents already paying a fee to the management company and what is it doing for this remuneration?

In accordance with the Open Space SPD will the management company publish any management scheme for public scrutiny?

Allotment Land

According to the original S 106 agreement, the owners were to offer this allotment land as a gift to the Parish Council. The agreement was signed in 2013 and yet the Parish Council has still not taken ownership.

That is the simple statement of case. It gets a little more complicated because the process of gifting the land involved a formal offer which either had to be declined or accepted within a period of two years from the date of the offer. The Parish Council received the offer on 3rd November 2017 and wrote formally accepting it on 9th July 2018. The Parish Council had no further contact from Bellways. Enquiries in April 2019 found that Bellways had signed relevant documents but were awaiting signatures from all parties. No further response was received from Bellways and hence the deadline ran out in November 2019.

To add insult to injury, the accompanying letter to the 2020 planning application states that the allotment land is proposed to be transferred to a management company.

Drainage

In their accompanying letter, Bellways proposed transferring public open space land to a management company. Responsibility for maintenance of not just the open space but also the ditches and culverts was to

rest with that company. We do not know if the company has been formally constituted and is therefore managing its responsibilities. But to the best of our knowledge and from local anecdotal evidence we are concerned that ditches and culverts are not being maintained leading to knock-on effects to nearby properties.

Significant local flooding from the Full Brook occurred in February 2020

Either Bellway or the Management Company have riparian responsibilities to ensure water is satisfactorily conveyed along the length of the Full Brook from Mill Lane to the point at which it runs under the Trent and Mersey Canal.

Barton under Needwood PC arranged for a Canal and Rivers Trust engineer to inspect the siphon culvert under the canal in November 2020 which CRT have confirmed is patent and has no defects that might hinder drainage.

As currently configured the Full Brook on the Bellway land is not properly accessible for maintenance because it is fenced in along its length and there is not sufficient access for a machine to cut bankside vegetation or to carry out necessary de-silting operations.

Whilst there has been some clearance of self-set scrub in the first storage pond that is nearest to the Full Brook, no works have been carried out on the other surface water drainage channels which are becoming blocked with reeds and scrub, including Goat Willow.

Ultimately there will be knock on effects for the drainage system within the built-up parts of the site as drainage culverts under the roadways will start to silt up.

Following correspondence between Barton PC and Bellways Chief Executive BPC Councillors Derek Lord and Ed Sharkey had a site meeting with James O'Brien, a Bellway's Engineer, in September 2020 who promised action on the maintenance of the watercourse.

When this didn't happen we took the matter up through the Barton Flood Risk Group with the Staffordshire County Council Flood Risk Officer, who at that time was Andrew Brett and subsequently his successor Chris Archer.

However there has been no substantive improvement situation in the intervening period.

Bellway urgently need to be held to the terms of the original S106 agreement and the conditions imposed on the planning permission for the development requiring effective maintenance of the watercourses on site.



Barton under Needwood Parish Council Parks and Open Spaces Committee

Minute of Meeting – Friday 1 April 12.00 noon, Douglas Room, Village Hall

Present: Ed Sharkey (ES), Ian Gilbey (IG), Jeanette Taylor (JT) and Sean Severn (SS)

Apologies: Lindy Young (LY)

Agenda Items and notes:

1. Parks and Open Spaces Terms Of Reference:

- a. POSC ToR to be reviewed and revised after Parish Open Meeting on 7 April and agreed for submission to May PC meeting.
- b. Previous TOR encouraged representation from residents living locally to the Parks and Pond, and for a rep from JTHS. POSC to particularly consider liaison with JTHS in light of recent vandalism at Coll Pk. **[Action: All]**

2. Landscape Maintenance Contract

- a. JPS Landscaping from Hilton will be the PC's new Term Contractor and will carry out their first maintenance visit on Friday 8 April.
- b. The annual charge will be £6545.62 spread over 7 monthly payments of £935.09 between April and October paid in arrears on 30 day terms on receipt of invoice.
- c. Any additional work required needs to be subject to a written quotation from JSL and carried out only on written instruction from BPC.
- d. BPC need to arrange inspections of completed works after each visit to ensure that works are being carried out as specified and any issues addressed promptly.
- e. Agreed that POSC members have a rota to do maintenance follow up inspections using a checklist provided by ES.
- f. Also discussed a system for more regular inspections of all POSC equipment – benches, etc as well as play equipment. Agreed use of a checklist printed on back of Maintenance Report Form. **[Action: ES to produce checklist and rota and distribute.]**

3. Budget Allowances for 2022/23

a. Ash Tree Road Bollards & Fishpond Bollards:

- i. POSC received a budget quote for replacement of the 22 no. timber bollards with a recycled plastic bollard with retro reflective banding which indicated costs in the order of £2800.
- ii. A quote for replacement of the 11 no. timber bollards by the Gilmour Lane parking area with recycled plastic bollards with retro reflective banding which indicates costs in the order of £1400
- iii. Three quotes are now required for this work so that it can be put in hand.
- iv. SS suggested looking at prices for getting standard lengths of sectional 'plastic timber' of correct cross section and cutting to size. Retroreflective discs can be bought cheaply and attached to them. **[Action: SS to provide some suggestions]**

- v. SS suggested BPC look for local firms who would be happy to do the work for a 'labour only' rate (but contractor to supply fixing materials). [Action: SS to provide some suggestions]

b. Benches:

- i. The recycled plastic slats from the bench seats by the churchyard were recovered when these were replaced with the new metal seating.
- ii. POSC need to review which on any of the existing timber benches are in worst condition and the slats used to re-condition them pending a full replacement.
- iii. The initial costings for buying more plastic slats to replace them on all the benches was quite high and it was agreed that it would be more cost effective to put in a new bench with 30-40 year life span at approx £400 ea. Following responses to the Public Open Space Survey it's likely that such benches would be of a design with backs, rather than a plank bench design.
- iv. It was agreed last year that this should be examined as a project for the 2023 season budget when access might be available once more to grant funding from BDKT.
- v. POSC need to look at different designs for replacement benches and establish budget costings for consideration at a future meeting. **[Action: All]**

c. Repairs to National Forest Signs:

- i. The header boards for the three 'National Forest' signs (Village Hall, Ash Tree Road, and Collinson Road) are in disrepair and require replacing.
- ii. BPC made enquiries through Chris Allcock to the original sign manufacturers, Anatomic Woodworking of Loughborough, who have two old header boards in stock and could make a third. The Company have already replaced the header board on the Village Hall sign pending payment out of the 2022 budget. Cost of this work is approx £600 and it was agreed that this sum be included in the budget for 2022.
- iii. POSC need to place an order with AW for the header boards.

d. Collinson Park CCTV

- i. The cost of operating the CTV at Collinson Road is £80 p.m. or approx £1000 p.a.
- ii. The POS budget for 2022 was increased accordingly to reflect this.
- iii. CCTV was used in March to identify who had vandalised a play item in the Toddlers Play Area.
- iv. POSC need to agree a system for checking that the cameras are properly aligned and working. Currently only the Clerk and the PC Chair have access to the CCTV. **[Action: Discuss with Clerk and PC Chair. Possibly fortnightly check to be recorded formally as part of maintenance record form?]**

e. Collinson Park – Land Drains:

- i. Following a report by POSC BC agreed that the necessary remedial works to the land drainage should be carried out by Boultons from Yoxall who were the original installer.
- ii. Boultons had estimated the work at around £2500. This figure to be confirmed with them by autumn 2022 so that a more precise figure can be put into the 2023 budget.

- iii. ES has written to Boultons about this. **[Action: ES to report to next POSC meeting]**

f. Collinson Park – Climbing Net:

- i. Repairs to anchor boxes still to be undertaken. ES & JT had discussed repairs with Playdale rep on site and believe there is a cheaper solution than replacing the existing anchor box lids by overlaying with linked rubber safety surfacing tiles and grading into the surrounding grass allowing the boxes to be mown over. **[Action: ES to discuss with JSL on 8 April and seek a quote.]**

g. Collinson Park – Toddlers Play Area:

- i. All the equipment in the play area is 20 years old and is 'tired'.
- ii. The safety surfacing is still functional but requires replacing.
- iii. Abacus Play from Derby have submitted an estimate of £14,100.
- iv. POSC need to arrange to get two further quotes and make arrangements to start fund-raising. **[Action: ES - to look for two further quotes. ALL – consider possible funding sources and bring info to next POSC meeting]**
- v. ES has arranged with Rev Andy Simpson to speak to Mothers and Toddlers at the next WOW Wednesday meeting on 6 April to see if anyone may be interested in helping with that. **[Action: ES to report back.]**
- vi. Abacus' view was that the equipment, though, old was still in useable condition.
- vii. POSC to decide whether to look at replacing any items as part of any upgrade to safety surfacing. **[Action: ALL note any particular items of other play equipment seen at other sites which might be suitable and report back.]**
- viii. The Springie Seat is in for repair which should be completed within the week. **[Action: ES & Steve Harley – refit seat once repair complete.]**

h. Fitness Equipment:

- i. The 'Skier' item requires a repair and needs to be immobilised meantime. **[Action: ES to arrange to fit timber clamps to prevent it being used.]**
- ii. POSC need to contact Wicksteed Play for a cost to repair. **[Action: ES to take photos and contact Wicksteed.]**

i. Fishpond – ongoing:

- i. The 2022 Fishpond budget is £5500, an increase from £3000. The general budget was increased to £4000 to make allowance for fishing peg repairs. The additional £1500 was a further allowance for installing a trip rail to the wildflower area created in 2021 behind the new gabion wall.
- ii. There is a backlog of repairs to fishing platforms and pegs and there needs to be an agreement on priorities for spending on pond projects, details on how these are to be carried out, and quotes obtained for the work. **[Action: ALL meeting to be arranged on site for inspection of pegs and platforms to agree in detail and record what works need to be done as a prioritised list. Options for how the work is to be done, by whom and with what materials and detailed costings or quotes produced for discussion and agreement.]**

- iii. An additional sum of approx £800 was raised by Susie Miller that has been given to the PC specifically for works to protect the pond from any future pollution incidents in the Barton Brook. An option for the installation of a simple sluice gate on the sheet piling on the side of the Brook to close the entry to the supply pipe has previously been discussed but needs detailing up and costing. **[Action: ES had met Steve Harley (SH - engineer) to look at a design for a sluice gate. ES to draw up diagram for SH to review and produce costing]**
- iv. Formal Terms of Reference need to be produced and agreed to cover all aspects of the maintenance and management of the pond as Public Open Space and as an important Fishing resource. TOR to include the role of the volunteer bailiffs and their attendance either at Fishpond Committee meetings or at a separate Bailiff's meeting. **[Action: ALL to consider what needs to be covered and bring ideas for discussion at a separate meeting TBA]**
- v. SS noted that he didn't believe that the draft document produced in 2021 by the HR Committee had yet been discussed with the Bailiffs as had been promised. ES noted that any Councillor was free to have taken this up directly with the Chair of the HR Committee and report back, or to have raised it in a PC meeting, or by emailing the Parish Clerk with a query. **[Action: question to be raised under HR matters at next PC meeting]**
- vi. The hedge by the top of the steps near Efflinch Lane has been planted and needs maintaining through 2023.
- vii. The area of slope north of the new hedge is to be seeded down with wildflower & grass mix. **[Action: ES to arrange.]**
- viii. The mound of soil by the WI tree is to be removed before the first JSL maintenance visit. **[Action: ES to arrange.]**
- ix. Anti-slip grid to be re-fixed to bottom step on flight of steps down from Gilmour Lane. **[Action: ES to arrange.]**

4. Any Other Business.

- a. ES noted that the expenditure on area planted on behalf of Holland Sports Club should strictly speaking have been administered through the HSC Committee and grant monies paid to HSC not to BPC as the land did not belong to BPC. Members needed to be careful as failure to follow proper financial procedures could lead to criticism of the PC generally and possibly individual Councillors in particular by members of the public who might have an axe to grind. **[Action: ALL if fund-raising.]**
- b. SS noted that the War Memorial needed some cleaning work and queries how this might be commissioned. SS also queried whether there might be a formal arrangement to get the Fingerposts cleaned 2 or 3 times a year; possibly include it in the duties of the Lengthsman? ES suggested that this be brought up directly with the Clerk. **[Action: SS to email PC Clerk]**
- c. IG noted that the discussion on the Village Green Registration had been held in abeyance over the period of the pandemic. **[Action: IG to review papers and report to next meeting]**

Prepared by Cllr E Sharkey
Chairman – Parks & Open Spaces Committee

06-04-22 Rev A

CORRESPONDENCE *as circulated to Council*

7.1. GENERAL

- 7.1.1. Resident – evidence of HGV traffic on Main Street, *Cllr A Jones responded*
- 7.1.2. Walton PC – photos of damaged style to footpath no. 32, fly-tipping and damaged culvert – *Lengthsman already reported to SCC; Mark Baldwin of Countryside Properties previously informed in January and was investigating but no action has been taken.*
- 7.1.3. Visitor complaint regarding removal of bins at Marina and lakes site. *Clerk responded.*
- 7.1.4. St James Church PCC – notification of railings restorations project not proceeding due to lack of funding
- 7.1.5. Scotch Hills Resident – seeking speed restriction. *Clerk responded after consulting with Cllr A Jones.*

7.2. SCC/HIGHWAYS

- 7.2.1. Cllr Jessel: reports and communications
- 7.2.2. John Tradewell re bottom of Gilmour Lane – SCC offer to contribute 50% towards cost of cleaning
- 7.2.3. Cllr Jessel: Government letter re offering accommodation to Ukranian refugees – *uploaded to website*

7.3. POLICE

- 7.3.1. Report

7.4. SPCA/NALC/SLCC

- 7.4.1. SPCA – Newsletters, training circulars