



FULL COUNCIL MEETING MINUTES

MINUTES of the Wrockwardine Wood & Trench Parish Council Meeting held on Tuesday 9th September 2014 at the Parish Council Centre, Church Road, Wrockwardine Wood at 7pm.

Present: Cllr's. L.T. Brayne - Chair, K. Hanmer – Vice Chair, D. Plant, Shirley Reynolds, Stephen Reynolds, C.F. Smith, H. Smith, B.J. Thompson, K. R. Watkins and S.A. Watkins.

In attendance: Neil Warner (Wrekin Housing Trust) and sixteen members of the public.

14/2583 Apologies RESOLVED – to accept apologies from Cllr. M. Hanmer (work commitments)

14/2584 Disclosable Pecuniary Interest

There were no declarations of interest in any item specified in the agenda.

14/2585 To receive Neil Warner from Wrekin Housing Trust to discuss Talbot Road, Gordon Road and Lennock Road.

Mr. Warner said that the Trust have a number of empty properties in Talbot Road and are in the process of moving remaining residents. They have looked at various options but because of structural issues they have applied for planning permission to demolish the flats and build approximately 17 two bed and 5/6 one bed houses. The flats in Charles Street are included in this scheme. The application was submitted very recently so has not yet been considered.

Mr. Warner said that the Trust are a lot further behind with Gordon Road, they have found problems and are looking at options, but are nowhere near the point of making a decision on the nine blocks of flats there and they are only considering the flats and not the other properties. They have taken the approach that as people leave they will not re-let the properties.

Regarding Lennock Road, there are no plans for this area at the moment, these properties are fully occupied and if people have any problems they can go to the Housing Trust for advice.

It was **AGREED** to allow residents to ask Mr. Warner any questions.

A resident of Charles Street asked if the gardens will be left as they are as he is concerned that the new buildings may be closer to his property. Mr. Warner said that the area will be revised and detailed on the plans which the resident will be able to view.

A resident asked about the road system and Mr. Warner said there will be one parking space to every new property to prevent parking on the road.

A resident asked if plans for Gordon Road are likely to be similar to the plans for Talbot Road. Mr. Warner said that the Trust does not have any intentions to redevelop all of the properties at Gordon Road and he will provide the resident with more details after the meeting.

A resident said that people are looking for houses and when the Trust has empty properties they sell them off rather than re-let them. Mr. Warner agreed to discuss this matter at the end of the meeting as we are currently discussing Talbot Road and Gordon Road.

Cllr. C.F. Smith asked when the planning application was submitted because it is not on the recent planning list. Mr. Warner said the application only went to the Planning Authority last week.

Cllr. Smith said that the area is looking very untidy and the grass is very long. Cllr. Smith also commented that all the delay and prevaricating is blighting people's lives as they cannot move out of their properties easily or redecorate, it is not fair for them to live in a street like this and Mr. Warner needs to take this message back to the Housing Trust.

Cllr. C.F. Smith asked if the garages are included in the plans for Talbot Road. Mr. Warner said that they are not included as TWC would not sell the grassed area between the garages and Talbot Road at a reasonable price. Cllr. Smith commented that we need a copy of the plans for both the parish council and residents to see. Mr. Warner agreed to have a copy of the plans sent to the Clerk.

Cllr. Smith said that he knows that this is not Mr. Warner's fault but asked if he could take our comments back to the Trust. Mr. Warner said that he wants to take ownership and sort out these issues. Mr. Warner apologised for the condition of the grass and said that he will suggest it is cut on a more regular basis. Mr. Warner pointed out they will not tidy the rear of the empty properties, unless they affect residents, because if they are overgrown they act as a deterrent by putting people off entering the gardens.

It was agreed that the Clerk will make copies of the plans for residents when they are available.

A resident asked what the plans are for directing construction traffic. Mr. Warner said that he does not know the arrangements at present but he will work with contractors to ensure they are considerate to residents.

A resident asked if Mr. Warner is prepared to say what is wrong with the buildings in Gordon Road and pointed out that they have been empty for a long time and could have been housing residents for the last twelve months. Mr. Warner said that the earlier built properties have suffered cracks in internal walls and doors are not closing properly as there has been some movement in the buildings and some have reached the end of their life. Mr. Warner said that they were not built very well initially and some blocks have more problems than others.

A resident said that her son was moved out of the area and now cannot help her like he used to and said the Trust need to spend money on underpinning the properties.

Cllr. John Thompson said that he has residents who live in Gordon Road and the grass is very untidy and rubbish is building up and rats have been seen in the area. Cllr. Thompson said that people have been there a long time and they are worried about what will be put in place of demolished properties. Cllr. Thompson said that the Trust should have consulted with residents before any plans were submitted and pointed out that there is a great need for bungalows in the area.

Cllr. C.F. Smith said that the Trust could have talked to residents or the Parish Council prior to making any decision. Cllr. Smith recommended that as part of the planning permission the Trust should make conditions regarding traffic on the turn out by Kingdom Hall because of visibility at this junction. The garages also need to be considered. Mr. Warner said that one problem with the garages is the right of way through them and if they were moved the right of way would be lost.

A resident expressed concern that the access will be blocked as vehicles have to park on one side of Talbot Road and construction traffic will not be able to get through as the road is small. The resident asked if road restrictions were implemented would residents have any say. Mr Warner said that they wouldn't implement any restrictions, but would have to arrange for lorries and construction workers to access the site and would have a traffic management plan to ensure residents were not blocked in and to minimise disruption.

Cllr. Shirley Reynolds said that once the plans are published she will make recommendations that conditions are implemented to control the traffic and parking.

A resident said that if the flats at Gordon Road have reached the end of their life why are some of the properties going to remain. Mr. Warner said that there may be other options for the remaining flats such as underpinning or selling the properties, depending on which block it is.

A resident asked if the people in Talbot Road have had some financial recompense and Mr. Warner said that they have come to an amicable agreement.

A resident asked how long the construction work will take and Mr. Warner said it could be 6 – 9 months commencing in March 2015. The resident said that they were dismayed that they were not spoken to first and that they did not have any notice of this meeting. Mr. Warner said that he will make a note of these concerns and apologised for giving a bad impression. Mr. Warner said that the Trust have considered the stock they have and found that they have the wrong type of properties and because of the bedroom tax there is a need for two bedroom properties that are not flats for people who have children.

Cllr. John Thompson said that when the application is considered by the Plans Board, residents will be able to attend and the venue will most likely be the White House Hotel, Wellington.

A resident said that the co-operation received from Cllr. C.F. Smith regarding this issue has been fantastic. Cllr. Thompson said that the Parish Council are privileged to have two very good Telford & Wrekin Councillors in Cllr. Smith and Cllr. Shirley Reynolds.

A resident asked if the Housing Trust had considered short term housing for the homeless rather than the properties remain empty, especially with the winter coming. Mr. Warner said that he will take this request back to the Trust.

As there were no further questions, the Chair thanked Mr. Warner for attending and he left the meeting.

14/2586 Public Session

a) A resident said that his dog was attacked by an American Boxer Dog recently at Stratford Park Play area resulting in a vets bill which he took to the dogs owner for payment. The police were informed, but said that they could not take any action. The resident said that the dog was off the lead and he understood that legally dogs should be on a lead. Cllr. K. Hanmer said when her dog was attacked she discovered that there are some by-laws in force in the area to keep dogs on a lead. The Clerk was instructed to find out if there are any by-laws in our area.

b) A resident said that there are problems with quad bikes on Trench Community Centre site which she keeps reporting to the police team. The resident was advised to raise this issue at the PACT meeting on 10th September.

14/2587 The Minutes of the Parish Council Meeting held on Tuesday 8th July 2014 were confirmed as a correct record and signed by the Chair.

14/2588 The Minutes of the Planning Committee Meeting held on 5th August 2014 were received and accepted by the Full Council.

14/2589 The Minutes of the Finance Committee meeting held on 2nd September 2014 and the recommendations made were approved by the Full Council. The Minutes were signed by the Chair of the Finance Committee.

14/2590 To approve the new Financial Regulations.

RESOLVED to adopt the new Financial Regulations as recommended by the Finance Committee.

14/2591 The Minutes of the Christmas Party Committee held on 2nd September 2014 were received and accepted by the Full Council.

14/2592 Correspondence

a) **Telford & Wrekin Council** Letter of thanks from the Mayor & Mayoress for the invitation to the WW1 Remembrance Service. Cllr. Malcolm Smith said that he was very moved by the short service and wreath laying ceremony and found the display by the Local History Group to be very poignant and a fitting tribute for the occasion.

b) **Telford & Wrekin Council** – Letter from Cllr. Sean Davies regarding road maintenance schemes over the next two years. As part of the Pride in your Community programme, small scale patching repairs will be carried out initially and we may notice spray paint markings on the roads listed for repairs which will show the road has been visited with the contractor and work will be undertaken in 2014/15. Other larger schemes will require more planning and we will receive more information when it is available. Roads listed in our area include Briggs Way, Gordon Road, Hortonwood 1, Johnstone Close, Plough Road, Stanmore Drive, Summer Crescent, The Woodlands/Woodlands Drive, Trench Road – Sections 01, 02, 03 & 04. Hortonwood 30 and Teagues Crescent.

c) **Telford & Wrekin Council** – Invitation to the Southwater Launch Event on 18th October to celebrate the completion of Phase One. The Arts & Culture Team has set up the

opportunity for local people to make a high impact contribution to the launch as a community. The artists commissioned have a depth of experience in the production of events and working with community groups and individuals. Participants will be involved in the production of a high profile event that is witnessed by thousands of people. Lead artists will be based in Telford from 15th September until the launch so there will be lots of chances to get involved as long as interest is registered by contacting Syliva.mangan@telford.gov.uk

d) **Telford & Wrekin Council** – Update on the Solar Farm Development at Wheat Leasows. Jane Mackie, Project Support Officer said that the procurement process for the solar farm development has been completed and subject to contracts being signed the contractor IZEN Energy Systems will begin work on site soon.

e) **Hadley & Leegomery Parish Council** – Invitation to the Commemoration of the Centenary of WW1 from Friday 12th – Sunday 14th September where an exhibition of information, artefacts and memorabilia will be held. All free and all welcome.

f) **Crime Commissioner Bill Longmore** – Invitation to complete an online survey on Community Remedy Options. The document will give victims a say in out of court punishment for offenders in incidents involving low level crime and anti-social behaviour. The intention being that victims get justice quickly and offenders face immediate and meaningful consequences of their actions. The survey can be found at: www.surveygismo.com/s3/1753292/Community-Remedy-Consultation-Online-Survey

CORRESPONDENCE RECEIVED AFTER PUBLICATION OF THE AGENDA

Wellington Town Council – Invitation to a Civic Reception with Carol Ann Duffy on Saturday 11th October at Wrekin College at 6.30pm. Invitation only event and there is a very high demand for Carol Ann Duffy tickets. Cllr. Shirley Reynolds and Cllr. Stephen Reynolds agreed to attend.

TABLED CORRESPONDENCE

SALC – Information Bulletin 21st August 2014. **Oakengates Theatre** – What's on booklet.

14/2593 Payments to be Issued

Each Councillor received a list of the expenditure transactions for September 2014. **RESOLVED** – that the expenditure transactions for September 2014 totalling £16,884.39 be approved. (Copy list attached to office Minutes)

14/2594 To receive and approve a Statement of Accounts for July & August 2014

A Statement of Accounts for July and August 2014, were tabled (copy attached to office Minutes). **RESOLVED** – to approve and accept the Statements of Accounts for July & August 2014.

14/2595 Annual Audit Year Ending 31st March 2014 - External Auditors Report

The External Auditors Report said that the information in the annual return is in accordance with proper practices and no matters have come to their attention giving cause for concern.

Other matters advised accounting for fixed assets at their purchase cost or insurance value and not adjusting for inflation increases and ensuring explanation of significant year on year variances in the Annual Return provides sufficient detail.

RESOLVED – to accept the External Auditor's opinion of the Annual Audit for year ending 31st March 2014.

14/2596 To consider the parking problem on Church Road

Cllr. Shirley Reynolds said that she has received a lot of complaints from residents about inconsiderate parking on Church Road. Since double yellow lines were installed residents have had their parking fees increased considerably. Cllr. Reynolds asked if there is any spare land within the school grounds that could be developed as a car park. The Clerk said all the school land is used for various activities including a vegetable garden and for sports day. It was agreed to ask the PCSOs to pay more attention to this problem and to raise it at the PACT meeting. Cllr. C.F. Smith pointed out that we had the layby outside the church grounds installed which should give sufficient parking for residents of Sanctuary Housing. Cllr. Reynolds suggested we ask Sanctuary if we can have use of the Old Mill car park. The Clerk said that Sanctuary have said that we can use the car park, but it is at the risk of a fine as there is a parking scheme in operation and they refuse to issue permits to anyone. An invitation was sent to Sanctuary Housing to attend this meeting but they did not reply to our letter.

14/2597 Parish Environmental Team – To consider one off projects.

The Clerk informed members that she has received requests from several residents for the right of way footpath through the churchyard to be reinstated. For a 1m wide path 100m from gate to gate and 100mm depth the cost from the Parish Environmental Team budget would be £2315.

RESOLVED – to reinstate the right of way footpath through the churchyard at a cost of £2315 to be funded from the Parish Environmental Team budget.

The Clerk asked for suggestions for any future projects in the area.

Cllr. Thompson asked if the Environmental Team could repair the wooden partition that is leaning over near to the bus stop by Tenbury Drive.

14/2598 Any Items of Information or Items for the Next Agenda

There were no further items.

14/2599 Date & Venue of the Next Meeting

The next Full Council Meeting will be held on Tuesday 14th October 2014 in the School Hall at 7pm.

The meeting closed at 8.20pm

Signed.....
Chairman

Date.....