

MINUTES OF THE MEETING OF ALBERBURY WITH CARDESTON PARISH COUNCIL

Held at Alberbury Village Hall on Monday 10th July 2023

Present: D Parry (Chair), R Kynaston, R Davies, Mrs J Wilson, Mrs K Stokes, C Bourne, R T Hughes and 17 members of the public

Apologies: Mrs. S Evans, M Davies and Cllr. E Potter

1741 MINUTES OF THE PREVIOUS MEETING Minutes 1730 to 1740 of the Annual General Meeting held on 15th May 2023 were proposed for acceptance by Mrs. Wilson, seconded by Mrs. Stokes, and approved unanimously.

1742 DECLARATIONS OF INTEREST R Davies declared a personal and prejudicial interest in Planning Item 9b.

1743 CLERK'S REPORT The Clerk reported that the Parish Council had received last years VAT rebate of £356.83 and he had also applied for the VAT recovery on the bus shelter £926.12. He had also had confirmation of exemption from External Audit, and a successful Internal Audit. He had previously circulated a revised Annual Budget to take account of the bus shelter purchase and other changes, and this appeared to be in good shape. The summary financial documents would soon appear on the website. The Chair noted the successful bus shelter project and thanked The Clerk for this and other work in the last two months.

1744 SPECIAL PLANNING ITEM 23/02397/FUL Erection of single storey pre-school nursery, parking and outdoor play area adjacent to the Halfway House Inn, Application for Mr and Mrs Peake.

The Chair introduced this item stating that discussion would be restricted to this application only and not other matters elsewhere near the site. The Clerk summarised the application and drawings were circulated. The Applicants were not present but a director of Ladybugs Ltd., the intended users of the building, was in the audience.

It was noted that the entrance to the proposed nursery school appeared to be dangerous with only visibility splays; up to 35 children would be dropped off and picked up at two concentrated periods during the day, plus there would be deliveries and staff car movements. There were only 12 car park spaces in the proposal. The entrance is outside the Halfway House speed limit and the highways lighting, so it was suggested that feeder/acceleration lanes, centre refuge and more lighting would likely be required to make the entrance safer.

There was also concern that this development could be the start of a creeping housing expansion, and that this building might be subject to a change of use to a bungalow at some point in the future.

The Chair said that a better deal at the Village Hall (the existing nursery location) should also be considered, so that the various reasons why Ladybugs wished to leave the Hall (and the *raison d'être* of this new application) could be explored again. A member of the Village Hall Committee made a statement, which has been uploaded to the Planning Portal, stating that some of the objections and difficulties experienced by Ladybugs were not correct, and the Hall was not holding back any expansion by Ladybugs.

The Chair, having considered all submissions and questions from those present, then said that final comments by this Council would be made in camera at the end of the meeting, and drew the discussion to a close.

1745 UNITARY COUNCILLORS REPORT Cllr. Potter was on holiday but had sent a written report. Firstly, he noted with great sadness, the closure of the Halfway House shop and post office, and he wished to thank Toni and her team for all the work they had done serving the community over recent years but particularly during the COVID pandemic. He was involved with local initiatives to try and start a community shop.

He noted that the Local Government Boundary Review was getting closer to finalisation, with no proposed changes for this parish, but likely alterations to Westbury and Ford parishes.

1746 PARISH MATTERS

- a. **Highways** It was noted that Mr Bourne had arranged for the hedges to be trimmed in Rowton Avenue and this had been completed.
- b. **Policing:** No report
- c. **Children's Playground Wattlesborough:** The annual report had just been received and it appeared that nothing serious had been identified; however, The Clerk will contact Ray Parry playground services to deal with a few of the repair items.
- d. **Other:** The current arrangements for grass cutting in Alberbury were discussed, and Mr R Hughes undertook to explore any gaps in the overall service.

1747 FINANCE The Clerks Salary and expenses £598.14, Wattlesborough Village Hall hire for Coronation £30, BHIB Insurance £501.48, Playsafety Ltd £106.80, Rowton Ave cutting £96.00, Alberbury Village Hall Coronation and Hall hires £150 were proposed for payment by Mr Kynaston, seconded Mrs. Wilson, and approved unanimously.

1748 PLANNING Item 9c had been withdrawn, said The Clerk, and there were no comments on item 9a Homefield, Wattlesborough Heath. Mr Davies took no part in the next discussion, item 9b, change of use of farm buildings, which was a further investment in the existing business. Mr Bourne proposed that it should be supported (seconded R Kynaston) and this has since gained Planning Permission.

The Chair then dismissed members of the public from the meeting which went into closed session to discuss the nursery school proposal Minute 1744 above. It was decided to make the points about safety of the access, and the creeping development of future housing, as a Representation rather than a Support or an Opposition, and The Clerk was asked to do this.

1749 DATE OF NEXT MEETING 4th September at Wattlesborough Village Hall, 8 pm

The meeting closed at 10.00 pm.

Signed: Chairman

Clerk

Date: