

Madeley Parish Council

MINUTES OF Madeley Parish COUNCIL Meeting held on Thursday 7th December 2023 commencing 7.00pm at The Madeley Centre, New Road, Madeley

Present: Councillors J. Stephenson (JS) (Chair), C. Hopkin (CH), J. Whitmore (JW), T. Morgan (TM), P. Carnall (PC) C. Cahill (CC), T. Nicoll (TN), M.B. Ruscoe (MBR), D. Whitmore (DW).


In attendance: Natalie Lovell (Clerk), 3 Members of the Public (MOP)

- 165.12/1 Apologies for Absence in accordance with Standing Orders
Council received apologies from Cllr. K. Walley, Cllr. A. Collins, Cllr. G. White and Cllr. S. White.
- 166.12/2 Councillors' Declarations of Pecuniary Interest in item on the Agenda
To be disclosed as matters arise.
- 167.12/3 Disclosures of Personal and Prejudicial Interests from Councillors on matters to be considered at the meeting: To be disclosed as matters arise.
- 168.12/4 Public Participation
MOP expressed concern regarding the state of the road surface at Furnace Lane and the response received from County Council. MOP advised that farm vehicles using Furnace lane are unsuitable for the lane and are damaging verges which is causing difficulties for residents accessing their properties. In addition the mud and debris covering the lane also pose a hazard. MOP advised that he had made a report to Staffordshire County Council regarding the issue and had received a response from the County Council contractor advising that an inspection of the site had concluded that no issue existed. MOP stated that residents were not receiving a satisfactory service from the County Council, who in turn were not receiving a satisfactory service from their appointed contractor.

JS advised that the Parish Council had also made several reports regarding the issue and were continuing to pursue the matter. JS further advised that he had contacted County Council regarding the current contractors and had been advised that County Council were unable to terminate the current contract without incurring financial penalties but that contracts would be reviewed by County Council prior to renewal and existing contracts would not be automatically renewed.

MOP raised the issue of the ongoing flooding at Bar Hill and advised that the issue had been reported to Staffordshire County Council. A response had been received from the County Council contractor stating that no action would be taken since lives were not at risk. MOP stated that the road had since been closed and barriers put in place which resulted in there being no access along the route at all causing further issues for residents.

JS advised that again the Parish Council had reported the issue on several occasions, dating back to 2019 and that a formal complaint had been lodged with County Council regarding the issue. JS read a response recently received from County Councillor



11.1.24.

Paul Northcott and advised that the Parish Council would continue to pursue the matter with County Council. This issue would be considered by the Parish Council as part of the meeting agenda. JS further advised that some years ago the Parish Council had proposed to carry out the works required but had been advised by County Council that the County Council contractor would need to carry out the works and the quote received from the contractor was too expensive.

Further flooding issues at Manor Road and Madeley Heath were also problematic due to lack of maintenance and irregular gutter cleaning programmes.

MOP stated that the ongoing flood issues had resulted in water and silt flowing into her garage around 2 years ago. At that time County Council arranged for a camera survey to be undertaken of the drainage system and advised the issue arose due to a blockage caused by tree roots or a partial collapse of the drainage system, however, she had not received any further contact since. MOP advised that she had lived in the property for over 20 years and had only experienced this issue for the last couple of years. JS asked MOP to send the Parish Council any correspondence she may have regarding the County Council survey.

Cllr. P. Carnall arrived.

MOP reported that a large pile of silage had been placed on Red Lane during September this year and the rain was diluting the silage and the resulting liquid was running down Red Lane onto Bar Hill, following the natural flow of the land. This was extremely odorous and a potential environmental issue. JS advised he would take photographs of the site and forward to the Environmental Health Department at Borough Council.

MOP stated that the proposed development behind Bar Hill would also impact drainage of the area since rain naturally flows that way. JS advised that he had raised this issue with developers at a recent consultation meeting.

169.12/5 Confirmation of Minutes

CH proposed, TM seconded, Council **resolved** unanimous to approve and for the Chair to sign as a factual record the Minutes of the ~~extraordinary Council meeting and~~ Council Meeting held **on Thursday 2nd November 2023 at 6pm and 7pm respectively.**


170.12/6 Police Update

No officer present. PC shared details from the Staffordshire Police website advising that power tools had been stolen from a vehicle in Lindops Lane during 6th/7th December.

171.12/7 Financial Update

Council **considered** Financial Matters including:

- a) Council **noted** no new grant applications had been received under the Grants Programme (balance £1,945.00/£500 per application).
- b) Council **considered** the quotes received from Steve Hough of £550 and Shelutions of £530 possible repair cost or potential £730 if further works required for repairs to


11.1.24

the damaged bus shelter near the Meadows School. (Note a 3rd quote was requested but not received). CH proposed, JS seconded, Council **resolved** unanimous to approve the quote received from Steve Hough for £550.

- c) Council **noted** the receipt of NJC new pay rates for local Councils applicable from 1st April 2023 and backpay due.
- d) Council **considered** the Clerk's CiLCA training via SLCC and SPCA, next available training to commence February 2024. Current costs £285 SPCA training and support and £450 SLCC qualification and registration. PC proposed, JW seconded, Council **resolved** unanimous to authorise the Clerk to register for the next available course including any cost increase to be applied for 2024.
- e) Council **considered** the payments list including the payment for repairs to the allotments track surface. The Clerk advised that due to a miscalculation the contractor had submitted a quote for £430 and had advised of this error when sending the invoice for repairs of £460. TN proposed, PC seconded the Council **resolved** unanimous that in the interests of transparency and accountability the Parish Council would be unable to pay the invoice total of £460 and would make payment of £430 based on the quote provided.

The Clerk provided a budget update and advised the current spend for allotments of £1,088.67 and payments contained on the December payments list of £749.60, which resulted in a £1,338.27 budget deficit; the current spend for Madeley Pool of £2,095.60 and payments due of £580 for removal of trees on the pool island and a further grass cut of £183.70, which would result in a £859.30 budget deficit; the current spend for maintaining play areas of £2,069.90 and payments contained on the December payments list of £335, and future payments due for grass cutting and playground inspections totalling £370 which would result in a budget deficit of £774.90. The Clerk further advised of remaining budget balances for village appearance of £1,480; quality Council status of £400; contingency of £1,000; neighbourhood plan of £3,380; adverts and expenses of £500 and miscellaneous section 137 spend of £500 and remembrance day of £396.67.

JS proposed, CH seconded, Council **resolved** unanimous to vire £1,400 from the village appearance budget to the allotments budget; £860 from the section 137 spend and remembrance day budgets to the Madeley pool budget; £400 from the quality Council status budget and £300 from the advertising budget to the play areas maintenance budget.


Council further **resolved** to approve payments/orders, receipts and transfers, and bank reconciliation statement.

172.12/8 Parish Council Budget Financial Year 24/25

Council **considered** the setting of the Parish Council precept figure for financial year 24/25 having received precept information from Borough Council. JS proposed, CC seconded, Council **resolved** unanimous to approve the precept request of £77,985.

173.12/9 Reports from Borough and County Councillors

Written report received from Borough Councillors prior to meeting, copy of report attached. No report received from County Councillors.


11.1.24

174.12/10 Planning Matters

Council **considered** the following planning applications:

- a) Applications:
- **23/00859/FUL:** 14 Moss Lane. Building a new entry porch with 1 door and 2 windows to the front and two side windows - replacing the two existing entry doors. Councillors considered via email due to submission deadline of 28th November and **resolved** no comments be submitted.
 - **23/00677/FUL:** Barhill Farmhouse, Bar Hill. (AMENDED PLANS RECEIVED) Change of Use and Extension of an Agricultural Building to Provide 4no. Dwellings (Units 1-4 - Building A), Subdivision of Farmhouse to Provide 3no. Dwellings (Units 8-10 - Building D), Alteration to Existing Southwestern Access, Closure of Existing Northeastern Access and Associated Works including Landscaping and Flood Attenuation Pond. Council **resolved** unanimous no comments be submitted.
 - **23/00673/COUNOT:** Barhill Farmhouse, Bar Hill (AMENDED PLANS RECEIVED) Change of use of Buildings B, C and E to provide 5no. dwellings (Units 5, 6, 7, 11 & 12). Council **resolved** unanimous no comments be submitted.
 - **23/00898/FUL:** 2 Newcastle Road. Application for variation of condition 2 of planning permission 20/00971/FUL for alterations to the first floor layout. Council **resolved** unanimous no comments be submitted.
- b) Decisions:
- **23/00712/FUL:** 28 Newcastle Road. Proposed Extension of Existing Dropped Kerb (amended description and plans). **Permit.**
 - **23/00658/OUT:** Court View Newcastle Road. Proposed 2 storey dwelling land off Mill Lane (all matters reserved). **Refuse.**
 - **23/00346/OUT:** The Bungalow Leycett Lane. Erection of 2 dwellings (Revised description and amended plans received). **Permit.**
 - **23/00600/FUL:** Glenside Newcastle Road. Proposed single storey side and rear extension and detached garage. **Permit.**

175.12/11 Barhill Flooding Issues

Council **considered** any action regarding the recurrent flooding issues at Barhill. CC stated that the Parish Council should continue to make online reports to County Council and continue pressing the issue with County Councillors. TN stated that in icy conditions reports should be made via the emergency out of hours service at County Council since this would then represent a risk to life. TN proposed, JS seconded, Council **resolved** unanimous that a formal request to attend the next Parish Council meeting be sent to County Councillor Paul Northcott and a further request to attend a Parish Council meeting be sent to the Director of Highways at Staffordshire County Council.

176.12/12 Parish Council Memorial Policy

Council **considered** actions regarding the implementation of a Parish Council Memorial Policy. Council **noted** the costings of the quote received from Steve Hough of £30 for affixing memorial plaques. PC proposed, JS seconded, Council **resolved** unanimous to await the report of Cllr. K. Walley and further **resolved** to utilise volunteers to affix memorial plaques where possible.


11.1.24

177.12/13 Benches in the Parish

Council **considered** actions regarding:

- a) The Parish bench report. Council agreed that a uniform approach to replacement benches be taken and sustainable, low maintenance plastic benches be sought. Currently 2 benches were in need of immediate replacement. JS proposed, TM seconded, Council **resolved** unanimous that benches be replaced where required with an agreed Parish Council bench design. The Clerk to obtain 3 quotes for the supply of comparable benches ensuring any design chosen would provide continuity of design for future orders.
- b) Email received from parishioner regarding repairs undertaken to bench at Heath Row play area. TN proposed, JS seconded, Council **resolved** unanimous that the Clerk reply to the parishioner advising that the Council was under a duty to repair the dangerous bench and that the bench was not removed since it was in a good state of repair (repairs were carried out to the bench fixings and concrete base). Council further **resolved** to adopt the bench as a parish asset and include a term in the Parish Council bench policy stating any benches placed on Parish Council land would be removed.

178.12/14 Allotments

Council **noted** the update provided by PC of the recent meeting of the Allotments Committee. PC advised that the committee had appointed PC as chair and appointed the co-opted member as the point of contact for allotment holders and those on the waiting list. PC further advised that he would review the tenancy agreement prior to the next allotment committee meeting and the committee would produce a five year plan which would be circulated to Councillors prior to the next Parish Council meeting.

179.12/15 Events

- a) Council **noted** the update provided by JS who advised that the Christmas fair had been a huge success and suggested this event be continued. JS further advised that 51 tickets had been distributed for the 12.30pm Christmas pantomime performance and a further 102 tickets distributed for the 2.30pm performance. Council resolved for TM to purchase 50 additional selection boxes. 41 tickets had currently been distributed for the older persons Christmas lunch and this event would continue to be advertised on social media and via other community groups. Donations totalling £294.70 had been received from the Halloween event, £75.25 from Santa's Grotto and £80 from the Christmas fair, which include £50 of tombola stall donations, to be donated to Keele First Responders as resolved at November's Council meeting.
- b) Council **considered** the operation of the raffle at the older persons Christmas lunch. JS proposed, CC seconded, Council **resolved** unanimous that the raffle at the older persons Christmas lunch be operated by the Madeley Centre in order for funds received to be donated to a local family whose twin boys suffer from a very rare NRROS gene mutation.

180.12/16 Parish Council Fundraising and Donations Policy

Council **considered** any action regarding the adoption and implementation of a Parish Council Fundraising and Donations Policy. JS proposed, JW seconded, Council **resolved** unanimous to adopt the Draft Policy provided.

11.12.23

181.12/17 HS2

Council **noted** no further update had been received regarding HS2.

182.12/18 CCTV

Council **noted** the installation date for CCTV equipment of 12th/13th December.

183.12/19 Aspire - Disposal of Garage Sites

Council **noted** the sale of the two garage sites in Madeley by Aspire.

184.12/20 Pump Track

Council **considered** any actions regarding the additional funding required for the pump track project, following the receipt of confirmation that HS2 funding had closed and the Parish Council application submitted would not be processed. JS advised that funding of £75,000 had been secured and a further £75,000 was required in order to complete the project. A further £3,000 may be required for further bids to be prepared by the Council's bid writer. JW stated that further spending would result in £6,000 having been spent on trying to secure funding for the project. JW further stated that the proposed location was in a dangerous position and would result in a further loss of green space in the village, since fencing had been installed at the Madeley White Star ground walking space in the village was becoming vastly reduced. CH stated that Borough Council had agreed to transfer the land to the Parish Council on the basis that the pump track would be built. PC stated that attempting to obtain some compensation from HS2 for funds already spent on bid writing be pursued. TN proposed, CC seconded, Council **resolved** 7 for and 2 against to provide up to a maximum of £3,000 for bid writing costs in order to secure alternative funding.

185.12/21 Parish Appearance

JW advised that the grit bin at Monument View remained empty. Council resolved that the Clerk liaise with County Council to ensure grit bins be filled around the parish. DW advised that he had undertaken a recent litter pick. Council **resolved** to promote community litter picking as part of the big spring clean which would take place between 5th to 31st March 2024.

186.12/22 Property Issues

- a) Council **noted** the progress of the potential lease of land at Bower End Lane. JS advised that heads of terms had been forwarded to the Parish Council solicitor, Nowell Mellor, but these had not been progressed. The Clerk to forward details to Tinsdills Solicitors for quotations.
- b) Council **noted** the progress of the potential lease of Madeley Pool. JS advised that heads of terms had been forwarded to the Parish Council solicitor, Nowell Mellor, but these had not been progressed. The Clerk to forward details to Tinsdills Solicitors for quotations.
- c) Council **noted** the position regarding the lease of the Furnace Lane Allotments. JS stated that the Madeley Centre legal team were in the process of drafting documents.
- d) Council **considered** any action regarding the response received from Borough Council regarding the play area at Heath Row. JS proposed, TN seconded,


17.12.24

Council **resolved** unanimous that a formal agreement was required. Any agreement regarding the play area should include the football area if possible, the Clerk to contact Borough Council.

187.12/23 Clerk's Update

Council **received** the report of the Clerk providing updated information regarding ongoing matters.

188.12/24 Equality & Diversity


Councillors were asked to be mindful of the Equality & Diversity Policy and their crime prevention powers for the Meeting.

189.12/25 Councillors' planned absence – none notified.

190.12/26 Next Council Meeting

Council **considered** the date of the next regular Council meeting. JS proposed, CC seconded, Council **resolved** 8 in favour and 1 against that the next full Council meeting be held on **Thursday 11th January 2024 to commence at 7pm at Madeley Centre.**

Meeting closed at 9.00pm. Chair thanked Councillors and members of the public for their attendance.


11.1.24

Borough Cllrs Report December 2023

The main time has been spent with continuing challenges related to HS2, we have been dealing regularly with Bill Cash and Aaron Bell over a number of issues and these have been raised with the SOS for Transport who has resounded on some issues but the main points are still yet to be resolved and answered. These in the main appertain to the legal situation with regard to compulsory purchase, compensation and access rights hardback.

We have also engaged with HS2 over the housing stock and continue to receive monthly updates for both Madeley, Barbell and Whitmore. There is still no news on the decision to start to put some stock back onto the open market for sale.

We arranged for the wood from the Horse Chestnut to be cut up and returned to the church car park for the community to use for firewood, this was advertised on social media.

Finally we put in a challenge to a significant rent increase for a family of four that was HS2 property, following this the rent was reduced back closer to the original rent and the family are now much happier.

Moving on to planning, the 155 house proposed development behind Barbell has been officially submitted for outline planning. It is important that we now gauge a good level of understanding as to what our response should be at PC level in particular in relation to the NDP.

IN other matters the continued flooding at Barhill worsened and we put in an official complaint to the leader of SCC and Paul Northcott, together with photographic evidence and also evidence of the number of reports made by the public, including one by us dating back to March 2019 - when the response was non urgent but it is on our schedule of works - nearly 5 years ago!

There is no further update on any outstanding call in planning matters that we made.

Gary and Simon White


11.124
p101