

**UNAPPROVED MINUTES OF THE MONTHLY  
PARISH COUNCIL MEETING  
HELD ON THE 3<sup>rd</sup> DECEMBER 2024  
AT CHURCH EATON VILLAGE INSTITUTE**

**PRESENT:** Parish Councillors, Mrs S. Dodd, Messrs, P. Bailey, J. Gibbs (Vice Chairman), A Lloyd, S. Moore (Chairman) D. Massie, four members of the public and the Clerk, Mrs D. Key.

**APOLOGIES:** Were received from Parish Councillor A. Brown and Stafford Borough Councillors E.Carter, J. Rose, and Staffs County Councillor, M. Winnington.

The Chairman Councillor S. Moore opened the meeting at 7.30pm and welcomed everyone in attendance and outlined when the public were welcome to participate.

**MINUTES:** The minutes from the meeting held on the 5<sup>th</sup> November 2024 were proposed for approval by Councillor S.Dodd, seconded by the Vice Chairman J.Gibbs. All were in favour.

**MATTERS ARISING:** There were no matters arising.

**LATE ITEMS AS AGREED BY THE CHAIR:** There were no late items.

**OPEN FORUM:** A local resident from Marston raised concerns over the recent erection of an agricultural building at Manor Farm, Marston. The resident who lives in very close proximity to the new building had not received any prior notification from the Borough Planning Department and it was therefore assumed that the building was being erected under permitted development rights. The new building, according to the resident, was extremely large in both length and height and was very close to the neighbouring properties certainly within 400 metres, and was being used to house livestock. Stafford Borough Councillor J.Rose had been contacted on this matter.

An Apeton resident was in attendance to enquire about progress with establishing whether the care home at Apeton Manor Farm required planning permission. There were no updates on this although it was understood that Stafford Borough Councillor J.Rose was still pursuing the matter. The resident was understandably upset over the lack of progress being made with this as was the Parish Council with other planning matters. Following further enquiry in relation to the request to install signage at Apeton Manor Farm, Komplex Care had insisted that this was now due to the individual tenants to carry out.

The owner of a property adjacent to High Onn Farm was in attendance at the meeting to object to planning application 24/39783/FUL for High Onn Farm, High Onn, Church Eaton. The application was for the variation of condition 6 (residents age) on a previous application 17/25878/COU. More specifically the variation proposed increasing the age of the residents to that of eighteen plus years. The owner of the property reported that he and his family had already suffered many years of unacceptable levels of abuse from activities when the property was being used as a children's home. He reported that his family had been threatened, had experienced vandalism and the stealing of property, trespass and more. Staffordshire Police had at times been unable to attend all of the consequential calls, due to lack of resources, leaving the family feeling isolated and vulnerable. Following discussion,

the Chairman thanked the resident for his input and attendance and said that the Parish Council would debate the application under the planning item on the agenda.

**C.E.V PLAYGROUND:** The Chairman had undertaken the recent weekly playground inspections and had noted the presence of mole hill near to the swing and a bearing would require attention on the cross country skier. There was some litter evident and some of the grass was long. A tree surgeon was still being sought to inspect the Oak Tree. The Vice Chairman, J. Gibbs was to undertake the next month's inspections.

**FLOODING UPDATE:** Following November's meeting when members of the County Flood Team were present, there had been more liaison with Landowners. Plans were still being formulated to look at increasing the drainage and capacity of the brook to the south and south east of the village. Drainage issues adjacent to the new phone mast at the turn off to Woollaston Lane and near to Laurel Cottage were going to be investigated and some specific ditching works undertaken in this area.

The Chairman reported that road flooding matters had been a key part of the discussion during a recent meeting on the 15<sup>th</sup> November with Community Highways Engagement Officer, Diane Firkins. Ms Firkins had examined some of the affected areas within the parish and was, as a result of this, to action some remedial works.

**PLANNING:** The Parish Council discussed the recent planning application 24/39783/FUL for High Onn Farm, High Onn, Church Eaton for varying condition 6 of the former application. Councillors, who were present, were unanimously opposed to varying the age condition, primarily due to the severe impact the home was having on the neighbouring resident as outlined in Open Forum. It was also considered that issues could be compounded as adult residents who might have medical conditions that may require more intensive care and higher staffing levels, could result in the residents being at High Onn Farm on a 24/7 basis; unlike previously, when the children in the home attended college. It was felt that this could result in more traffic attending the property especially as the home at High Onn is in a rural area without public transport. The roads are narrow, in poor condition, and prone to serious flooding, a challenge for workers' and visitors' commuting to and from the property. The Clerk was asked to confirm with Stafford Borough Councillor, J.Rose that this application had been called in.

**HIGHWAYS:** Following on from the recent meeting with Staffs County Highways Community Engagement Officer, Diane Firkins, the ford at Apeton had been inspected and Ms Firkins was to action works to the footbridge, improve the road surfaces, and make the footpath more navigable for users. Plans were also discussed to improve roadside drainage at Apeton to help alleviate flooding problems. Potholes within the Parish roads were also discussed.

**SAKURA CHERRY TREE PROJECT:** Following some research it was agreed that due to the fairly limiting logistics, the Parish Council would not be taking part in the project.

**FINANCE:**

The following invoices were due for payment or had been paid as agreed by the Clerk.

- Civic Amenity second visit £118
- CEVI hire fees (Sept – Dec) and Xmas tree donation £113

These were proposed for payment by Councillor D.Massie, seconded by the Councillor A.Lloyd. All were in favour.

**CORRESPONDENCE:** All recent general correspondence had been forwarded to members of the Council. The Clerk had received a request from Becky Martin at Stafford Borough Council asking for Civic Amenity visit requests. The Clerk was asked to respond and to request two visits for 2025 to take place in May and October. The Clerk reported on information received from Mr Matthew Burslem of Church Eaton Cricket Club about a new initiative called 'Mens Sheds'. Staffordshire Parish Councils Association were holding their AGM on the 16<sup>th</sup> December. The Clerk had received several email copies from Sue Applegate in relation to her parent's flooding concerns at Laurel Cottage which she had acknowledged and passed on to the Parish Council. The village notice board was discussed and it was agreed that the members of the Parish Council would monitor material displayed and effectively housekeep the board.

**DATE OF NEXT MEETING:** The next meeting of the Parish Council would be held on the 7<sup>th</sup> January 2025 at 7.30pm in the Village Institute. The meeting closed at 9.30 pm.