



GREAT OLDBURY PARISH COUNCIL

MINUTES OF THE GREAT OLDBURY PARISH COUNCIL MEETING, HELD ON THURSDAY 3RD OCTOBER 2024, AT 7.00 PM IN STANDISH VILLAGE HALL

In attendance: Cllrs Martin Bowman, Sonia Brinkworth, Robert Brown, Andrew Deighton, Edward Turnbull-Scott and Phillip Ward (Chairman).

Also Present 2 Members of the Public (representing Great Oldbury Youth Football Club).
Clerk: Mrs Irena Litton

Public Time:

The submission for the proposals from Great Oldbury Youth Football Club, to be considered in Agenda Item 73/24.

68/24 To receive apologies for absence.

Apologies were received from Cllr Chris Coombs.

69/24 To receive Declarations of Interest on items in the agenda.

Cllr Sonia Brinkworth declared an interest in Agenda Item 73/24 and left the room whilst this item was considered.

70/24 To approve the minutes from the Parish Council meeting held on 5th September 2024.

Cllr Robert Brown highlighted the response to Planning Application S.23/1484/REM (Land at M5 Junction 13, West of Stonehouse), which was considered at the September meeting. It was suggested Members may wish to consider agreeing any specific wording details during Council meetings to reduce any ambiguity in future submissions.

The minutes of the meeting held on the 5th September 2024 were approved and were signed as a true record.

<https://www.greatoldbury-pc.gov.uk/uploads/minutes-5th-september-2024.pdf?v=1726648106>

71/24 To receive an update from Cllr Ed Turnbull-Scott with regard to the transfer of assets from Robert Hitchens Ltd and approve any recommendations.

Cllr Edward Turnbull-Scott is the solicitor acting on behalf of the Parish Council, and therefore abstained from any decision making and voting on the following matters.

Cllr Edward Turnbull-Scott provided a full written report and gave an update on the transfer of assets:

In summary:

1. This will transfer the legal title to the Community Centre, Changing Rooms and Play Area to the Council.
2. This grants the Council the right to access any easements serving the property, but also reserves, for the benefit of the rest of the estate, the right to maintain any existing services crossing the site.
3. This also grants the Council a right of access over the estate roads until they are publicly adopted.
4. The use of the site will be restricted to being maintained in its current form and layout and no further buildings will be permitted.
5. Nothing may be done to cause a nuisance to any other part of the estate.
6. No solar panels or feed-in of power generation is permitted.
7. There is also a restriction on making any objection to any planning application made by Robert Hitchin for the surrounding land, (this will not preclude the council's status as a Statutory Consultee right to comment on applications generally as a council, but it would from the position as landowner).
8. The current electrical supply cannot be varied or upgraded.
9. No parking is permitted on Great Oldbury Drive or Daniels Way.
10. There is also a general obligation to keep both the building and play area in good repair and condition.

The Lease of the playing fields:

1. In summary this grants the Council a business tenancy of the Recreational Fields for an initial term of 25 years.
2. No rent is payable, nor is any service charge referred to.
3. The Recreational Fields is only permitted to be used for "public amenity, open space, sports pitches and play areas.
4. There are restrictions of the maximum duration of use of the Recreational Fields on weekdays and the weekend for sporting organisations.
5. Sub-Leasing of some of the Recreational Fields to sporting organisations by the Council is permitted but with restrictions.
6. The Council is responsible for repairing and maintaining the Recreational Fields.
7. The Recreational Fields are not permitted to have any permanent structures, flags, banners or signs installed.
8. No flood lights maybe used on the Recreational Fields.
9. Nothing may be done to cause a nuisance to any other part of the estate.

The Council queried the length of the lease without an offer to purchase the freehold at the end of the 25 years.

The Council agreed on the instructions for Edward Turnbull-Smith in his capacity as Solicitor to enable the transfer and lease to proceed.

It was noted that the contracts are to be signed by The Clerk and Chairman, on behalf of the Council.

The Council also noted the following actions that are required:

- Insurance values are to be sought and insurance cover put into place before the contracts are completed.
- Quotes for Ground Maintenance to be sought.
- Arrange a site visit.

- Registration of the property for business rates, registering the address with the post office and council, and applying for any eligible business rates relief.
- Ensure that the Working Group establish a code of conduct for users of the hall along with a basic rental agreement for use of it. Building regulations, warranties and instructions manuals will all be provided following completion.

72/24 To agree the next steps for the Working Group, with regard to the Community Hall.

- A meeting with representatives from GRCC has been scheduled via Zoom for Thursday, 10th October at 6:30 pm.
- A Community Opening Event is planned for late November, with a specific date to be confirmed.
- The Council and Working Group will explore available grant opportunities.

It was resolved that Cllrs Phillip Ward, Sonia Brinkworth, Edward Turnbull-Scott, Andrew Deighton, and Mrs Jenni Bingham will form the core of the Working Group.

Additional community members are invited to join; a notice will be posted on the Council's website and Facebook page encouraging applications.

The first meeting of the Working Group will take place immediately following the Parish Council meeting on 7th November 2024.

73/24 To consider approving the proposals Great Oldbury Football Club.

The proposals were circulated to Members prior to the meeting. Cllr Sonia Brinkworth left the room while this Agenda Item was discussed.

The Council wishes to reassure GOYFC of its intention to make a proportion of the Recreational Fields available for their use. However, at this stage, the Council is not in a position to approve the proposals. Any long-term arrangement must comply with the terms of the Council's lease with Robert Hitchins Ltd, which is still in the process of being finalised and agreed. The Council will continue to explore the options, and further consideration will be given as discussions progress.

74/24 Financial Issues

a. To approve payments in accordance with the RFO Report (which includes a bank reconciliation).

The Council agreed to approve the payments.

<https://www.greatoldbury-pc.gov.uk/uploads/rfo-report-3rd-october-2024.pdf?v=1727967083>

b. To approve funding for the Community Hall and Open Spaces.

The Council approved a budget of up to £1,000 to provide a Community Hall opening event.

(The review of the budget in Agenda Item 74/24c has been amended to reflect this change).

c. To receive a half yearly budget vs spend report and agree any virements/amendments.

<https://www.greatoldbury-pc.gov.uk/uploads/budget-vs-spend-6-months-2024.pdf?v=1727949671>

The Council agreed to the recommendations to the budget following the half yearly budget vs spend review. See report for amendments.

<https://www.greatoldbury-pc.gov.uk/uploads/reviewed-budget-2024-2025-october-2024.pdf?v=1727949758>

Note the Council agreed to suspend Standing Orders to continue the meeting past 9pm.

75/24 Planning

a .To consider any plans received.

There were none.

b. To receive a progress report from the Clerk on applications already responded to.

Planning Applications that have now been approved.

S.24/1389/FUL Unit 1, Pear Tree Way

Installation of a dust extraction unit on the north elevation (including filters, hopper & motor housing) & 4no. paint booth extracts on the southern elevation.

Planning Applications pending a decision.

S.24/0647/REM | Reserved Matters application for a proposed employment development (Class E(g)/B2/B8) pursuant to outline planning permission S.14/0810/OUT including details of landscaping, design, scale, and layout | Parcel E5, Land West Of Stonehouse Rowbotham Way Great Oldbury.

S.24/0648/REM | Reserved Matters application for a proposed employment development (Class E(g)/B2/B8) pursuant to outline planning permission S.14/0810/OUT including details of landscaping, design, scale, and layout. | Parcel E5, Land West Of Stonehouse Rowbotham Way Great Oldbury.

S.24/0649/REM | Reserved Matters application for a proposed employment development (Class E(g)/B2/B8) pursuant to outline planning permission S.14/0810/OUT including details of landscaping, design, scale, and layout. | Parcel E5, Land West Of Stonehouse Rowbotham Way.

S.23/1484/REM Land At M5 Junction 13, West Of Stonehouse

Application for the approval of reserved matters (layout, scale, external appearance of the stadium and the landscaping of the site) from Outline permission S.19/1418/OUT for 5000-capacity football stadium.

76/24 To note that the Staffing Committee will be ratifying the temporary appointment of Mrs Irena Litton, as Locum Clerk and setting out the process for the recruitment of a permanent Clerk.

Members have been kept informed throughout and have acknowledged the temporary appointment of Mrs Irena Litton as Locum Clerk. The Staffing Committee will ratify the appointment and agree the process for the recruitment of a permanent Clerk.

77/24 Date of the next meeting – 7th November 2024 – Venue to be confirmed.

The date of the next meeting is set at the 7th November 2024, commencing at 7pm

There being no further business to transact, the meeting was closed at 9.04pm.