



**Minutes of the Ordinary Meeting of Wrose Parish Council held on
Thursday 10 February 2022, at 7pm at St Cuthbert's Church, 71 Wrose Rd, BD2 1LN**

Present: Councillor Alex Ross-Shaw (Chairman), Councillor Martin Humphreys (Vice Chairman), Councillor Pav Gosal, Councillor Susan Hinchcliffe, Councillor Kath Hirsh and Councillor Gillian Thorne

Ruth Thompson (Clerk).

Members of the public: 22 (with arrivals and departures taking place during the meeting).
Councillor Vanda Greenwood - Windhill and Wrose (attended for part of the meeting).
Laura Grocock – Police Community Support Officer (attended for part of the meeting).
Delegation from Flower Fund Homes: Chris Wood, Steve Thornton and David Tarren (attended for part of the meeting).

The meeting commenced at 7pm.

1. (02/22) Chairman's welcome and opening remarks

Councillor Ross-Shaw welcomed all present to the meeting. He explained that Flowers Fund Homes had been invited to undertake a short presentation and take questions from the public about their planned development at Kings Drive, Wrose.

2. (02/22) Apologies

2.1. To note any apologies received.

Apologies were received from Councillor Jessop who dialled into the meeting on the phone but could not formally partake in any votes.

2.2. To approve any reasons for absence submitted for consideration.

RESOLVED to approve the reasons for absence for Councillor Jessop

3. (02/22) To note any Declarations of Interest

3.1. To note declarations of interest not already declared under members' Code of Conduct or members' register of Disclosable Pecuniary Interest in the business to be transacted at this meeting.

Councillor Alex Ross-Shaw advised that he was the portfolio holder of planning for Bradford Metropolitan District Council and therefore would not be commenting on the specifics of the Flower Fund Home application or voting on planning matters.

Councillor Susan Hinchcliffe advised that she was a member of Bradford Metropolitan District Council.

3.2. To approve any dispensation requests.

No dispensation requests were submitted for consideration

4. (02/22) Public Participation

4.1. To receive a presentation from Flower Fund Homes on their King's Drive planning application.

Flower Fund Homes provided the meeting with background information about the organisation. They had been established in the late 1950s by the Managing Director of Brown Muffs with a request that, on his death, donations be made in lieu of flowers to establish a fund for the provision of quality housing for the elderly in need. They are a registered provider of social housing and provide quality homes in pleasant surroundings at affordable rents for individuals and couples but not families.

At Kings Drive, Wrose they are planning to build 12 new units. These would be in 3 blocks each being the height of a standard semi-detached house.

The following points were made in the public participation session:

A member of the public asked why apartments were being built when previously bungalows have been built by Flower Fund Homes. Flower Fund Homes advised that they do already have a mix of bungalows and apartments.

A member of the public commented that the buildings would be too close to her house and would block her view. Flower Fund Homes advised that the space between existing properties and the new homes exceeded that required by the planning guidelines.

Councillor Thorne enquired as to whether the stairwell windows would mean that existing properties could be overlooked by the new residents or whether opaque glass would be used. Flower Fund Homes confirmed that opaque glass would be used on the stairwell windows.

A member of the public asked why the development would be 2-stories when the surrounding area is predominately single storey. Flower Fund Homes advised that they had over 200 people on their waiting list and the current 2-storey design would result in more units being made available to those in housing need than if single storey units were built.

A member of the public asked how accessible the units would be if there was a second storey. Flower Fund Homes advised that they fit stair lifts in their properties if these are required.

A member of the public asked why Flower Fund Homes could not buy all the land available on the Kings Drive site and then build bungalows and thereby retaining the number of 12 units but without having to have 2-story units. Flower Fund Homes advised that financial constraints mean this option is not possible.

Various members of the public expressed concerns about the impact on the local ecology. Flower Fund Homes advised that the required ecology reports show that biodiversity will be retained on the site. Without referring to the specific application in question, Councillor Ross-Shaw advised that more generally the planning authority do require environment assessments and while the green space might be smaller following a development the remaining green space might be considered to be of higher quality. As a result, a report can show that the biodiversity is retained even if there is less green space than prior to development.

A member of the public expressed concerns that the bin area was to be placed adjacent to her garden. Flower Fund Homes advised that they have not received complaints about bins or rubbish on previous sites however they agreed to review the location of the bins.

A member of the public stated that the application appeared to have little public support so questioned why it was going ahead. Flower Fund Homes advised that the development was being built to provide quality affordable housing to those in need. Councillor Ross-Shaw advised that the affordability criteria are set by the Government.

A member of the public expressed concern about the likely impact of traffic. Flower Fund Homes responded that on similar sites less than half of their residents normally have cars and they have allocated 8 car parking spaces to the site.

A member of the public question what would happen on the bottom part of the field. Flower Fund Homes advised that they could not comment on this.

A member of the public expressed concerns over access for ambulances and fire services. Flower Fund Homes advised that the police had not formally raised any objections to the development but had asked for some modifications to the plans.

A member of the public raised concerns about the level of traffic coming on site if the residents needed care givers to come on site. Flower Fund Homes advised that they had not experienced congestion problems on any of their existing sites so did not expect there to be any here.

Councillor Ross-Shaw reminded the public that permission has already been given for residential development of the site. Consideration can now only be given to how the site is developed.

Councillor Thorne asked whether Flower Fund Homes could consider building single storey homes although she acknowledged that this would reduce the number of housing units available. Flower Fund Homes advised that the viability of the project would be reduced if the number of units was reduced.

Councillor Jessop raised the issue of a stream that needed to be culverted to avoid the risk of flooding on site. Councillor Humphreys advised that the area had natural springs and would be difficult to culvert. A member of the public commented that he thought the results of the current survey were incorrect in respect of the likelihood of flooding and the problem would be exacerbated by the removal of trees. Flower Fund Homes advised that the risk of flooding was important to them. They advised that they would speak to their architect about this and agreed to a site visit to include the member of public and Councillor Humphreys.

The Flower Fund Homes delegation left the meeting at 7.44pm

Public participation

A member of the public requested double yellow lines on Westfield Lane between houses 61 and 63. Councillor Ross-Shaw advised that Wrose Parish Council does not have the power to grant yellow lines but can ask them to be considered by Bradford Metropolitan District Council (BMDC).

A member of the public asked if traffic lights could be installed on Westfield Lane. Councillor Ross-Shaw advised that Wrose Parish Council does not have the power to install traffic lights but can ask officers at BMDC what would be needed to consider this.

A member of the public raised their concerns about how Westfield Lane had become a rat run with cars driving at speed and there had been a number of incidents of damaged cars. Councillor Ross-Shaw advised that it might be possible to ask BMDC to place speed loggers on the road to build up a body of evidence. He noted however that the local highways budget is very small. Councillor Hinchcliffe mentioned that in some cases a developer can be asked to pay for necessary traffic improvement measures.

A member of the public asked if the footpath could be widened near the horse sanctuary. Councillor Thorne advised that this had been previously considered but in the view of the costs incurred it had been decided this was not feasible. There was also the possibility that if the road layout was improved cars would actually drive faster.

A member of the public raised a concern about a planning application for housing on the fork lift truck site on All Alone Road. It is understood that the initial planning permission had been refused by the council but it had now gone to the Secretary of State for a decision.

A member of the public raised concerns about the volume of new housing in the area and the implications for schools and doctor capacity. Councillor Hinchcliffe advised that planning applications do have to consider this and reports show that there is adequate school and doctor provision in the area to cope with the developments.

A member of the public encouraged others to report all potholes to the council. Councillor Ross-Shaw advised that reported potholes were normally given just a temporary patch in the first instance with a return visit to provide a larger, smoother patching taking place at a later date.

Report by the Police Community Support Officer – Laura Grocock

January 2022 crime statistics for the area showed no burglaries or thefts but there were incidents relating to possession of drugs and a cannabis farm had been detected. Kings Drive and Claremont had suffered some incidents of antisocial behaviour.

A member of the public questioned why police vehicles near Javelin House police station were parking on double yellow lines. The PCSO advised that the station had experienced some problems with the gates. However, she advised that as she did not work at that station she was unable to comment further and suggested the member of the public contacted Javelin House for a response.

Councillor Hinchcliffe enquired whether the antisocial rock throwing on Claremont Grove has improved. The PCSO reported that the police were still building up a picture of who the offenders were. One individual was now attending an antisocial behaviour programme. Some property owners had now installed cameras and that had resulted in a reduction in offences.

A member of the public noted the good work that the PCSO was doing in relation to managing school traffic and thereby improving children's safety.

5. Minutes

5.1 To approve minutes of the ordinary meeting of Wrose Parish Council held 13 January 2022, as a true and accurate record of that meeting.

RESOLVED that the minutes of the ordinary meeting of Wrose Parish Council held 13 January 2022 be approved as true and accurate record of that meeting.

6. Wrose Parish Council

6.1 To consider applications from eligible candidates for Wrose Parish councillor vacancy.

Councillor Ross-Shaw reported that no applications had been received to date but that one candidate was considering whether to apply.

6.2 To consider the attendance of residents from the former Bolton Residents' Association at meetings of Wrose Parish Council, including the practical implications for the meeting venue, meeting notifications, minute distribution and any requirements to hold personal data.

RESOLVED that members of Bolton Residents' Association could attend meetings of Wrose Parish Council and to investigate whether council meeting locations could alternate with the Church hall close to Bolton Villas.

Councillor Ross-Shaw advised members of the former Bolton Residents' Association that meeting agendas and minutes were available on the Wrose Parish Council website.

6.3 To agree the date and time of the Annual Town Meeting and the Annual Meeting.

RESOLVED to hold the Annual Town Meeting and the Annual Meeting on the evening of Thursday 12 May.

6.4 To consider the appointment of an internal auditor.

RESOLVED to appoint Diane Brown as the internal auditor for 2022.

Councillor Gosal left the meeting room at 8.07pm and returned at 8.09pm.

6.5 To consider the design and purchase of a high resolution Wrose Parish Council logo.

RESOLVED to obtain quotes for a high resolution Wrose Parish Council logo.

7 Finance

7.1 To receive and approve the schedule of payments for February 2022 as listed below:

| Payee: | Description of goods/services: | VAT | Total Value: |
|---|---------------------------------------|------------|---------------------|
| Cllr Ross-Shaw Reimbursement | Clerk's equipment - Laptop | £76.31 | £457.84 |
| Cllr Ross-Shaw Reimbursement | Clerk's equipment - Phone | £7.32 | £44.00 |
| Cllr Ross-Shaw Reimbursement | Clerk's equipment - Microsoft Office | | TBA |
| St Cuthberts | Room hire for Council meetings | | £175 |
| YLCA | Clerk induction training | | £45 |
| HCI Data Limited | Domain Name | £17 | £102 |
| Clerk to Wrose Parish Council Ruth Thompson Reimbursement | Book of first-class stamps | | £5.10 |

RESOLVED to approve the schedule of payments for February 2022 with the amount for the Clerk's equipment - Microsoft Office being noted as £59.99 (VAT £10).

7.2 To approve a bank reconciliation to 27 January 2022 (as evidenced by bank statement and ledger/cash book).

RESOLVED to approve the bank reconciliation to 27 January 2022

It was noted that SLCC had not cashed their cheques yet.

RESOLVED for the clerk to contact SLCC about the cheques not yet presented.

7.3 To note budget situation to date.

The budget situation was noted including the fact that Wrose Parish Council did not appear to have been invoiced for the following items:

Festival Lights – 2021 Christmas lights

Parks – Claremont Park trees

Play Services – Summer activities

RESOLVED for Councillor Ross-Shaw to follow up the submission of the outstanding invoices.

7.4 To note that Daleswebdesign agreed to resubmit their invoice to cover a 6-month period rather than 12. A refund due to this change has been provided.

The refund was noted.

7.5 To consider the payment of a fee to the Information Commissioner's Office (ICO).

RESOLVED to pay a fee to the Information Commissioner's Office (ICO) with the payment being made by direct debit to reduce the cost from £40 per annum to £35 per annum.

7.6 To consider the approach to the monthly payment for the Parish Council's mobile phone.

RESOLVED that the monthly payment for the Parish Council's mobile phone should be made by direct debit.

7.7 To consider a grant application by Flicks in the Sticks.

RESOLVED not to give a grant to Flicks in the Sticks at the current time

RESOLVED to contact the group to explain that the council is interested in supporting the project. However, in line with the current grant policy more information is required about the management of the group as evidenced by the documentation requirements on the grant application form. The group have been unable to provide this to date.

8 Council events, land, open spaces and utilities:

8.1 To consider the terms of reference for the Queen's Platinum Jubilee celebrations working party.

RESOLVED to appoint Councillor Humphreys, Councillor Thorne and Councillor Ross-Shaw to be members of the Queen's Platinum Jubilee celebrations working party with a remit to organise the planned events.

It was noted that current plans include the lighting of a beacon, a live band and a firework display.

8.2 To receive an update on the booking of a band for the Queen's Platinum Jubilee celebrations.

It was noted that a band has now been booked and a deposit paid. A copy of the receipt will be provided.

8.3 To receive an update on the cost of a cabinet plate for All Alone Road and consider the purchase of the plate.

Costs were not yet available however the meeting **RESOLVED to use the larger Wrose Logo as part of the design for the cabinet plate.**

8.4 To receive an update on the closure of All Alone Road (barriers).

It was noted that the consultation notices have now been issued and the works are being ordered so closure should take place in due course. It is hoped that closure of the road to vehicular traffic will reduce the level of fly tipping and antisocial behaviour.

8.5 To receive an update on progress of allotments for Wrose.

It was noted that work continues on the transfer of land into the control of Wrose Parish Council

9. Planning:

9.1 To consider planning applications received:

| Reference | Address | Description |
|--|--|---|
| 21/06299/MAO Response deadline 9 February 2022 (extension given for councillor comments) | Land South Of 63 To 77 Westfield Lane Shipley West Yorkshire Grid Ref 416712 437063 | Outline application for residential development of land (site area 0.82 ha) for 30 houses requesting consideration of access and scale. |

RESOLVED that in relation to application reference 21/06299/MAO, Councillor Pav Gosal would, on behalf of Wrose Parish Council, submit an objection to the proposed development on the grounds of traffic concerns.

| Reference | Address | Description |
|--|--|--|
| 22/00279/HOU Response deadline 14 February 2022 | 2 Plumpton Avenue Bradford West Yorkshire BD2 1PE Grid Ref: 416905 436712 | Two storey side extension, single storey wrap-around extension to the rear and single storey extension to form new entrance. |

RESOLVED that in relation to application reference 22/00279/HOU to make no comments on the proposed development.

9.2 To consider any other planning related issues.

No issues were raised.

9.3 To consider any planning enforcement issues.

It was noted that notice has been served on the development at Gaisby Lane.

10. Correspondence:

10.1 To note correspondence received not specifically dealt with on this agenda.

No items of correspondence were shared.

11 Next meeting:

11.1 To confirm the date of the next ordinary meeting of Wrose Parish Council as, Thursday 10 March 2022.

Councillor Thorne gave her apologies for attendance at the meeting of Wrose Parish Council to be held Thursday 10 March 2022.

The meeting ended at 9.05pm.
