

DRAFT



YARNFIELD AND COLD MEECE ANNUAL PARISH ASSEMBLY

Tuesday 28 May, 2024

Minutes

1. Apologies

Apologies were received from:

Mrs M Pemberton

2. Minutes of the meeting held on 23 May, 2023

The minutes of the last Annual Parish Assembly were agreed as a correct record of the meeting.

3. Context for this year's parish assembly

The Parish Assembly provides an opportunity for residents to debate important issues for the parish and ask questions about what they value most about the parish and what they would like to protect. The outcomes from the assembly meeting will help guide the work of the parish council in the coming years and so ensure their work represents the views of residents.

Question time

4. HS2

The Government announced on 4 October, 2023 that HS2 Phase 2a and b had been cancelled. HS2 Ltd were instructed to work with the Department for Transport to develop a programme of activity to close down Phase 2a in a safe, respectful, orderly and efficient manner. It was also instructed to dispose of the land acquired by HS2 Ltd. The parish council is concerned that until the disposal of this land has been completed there is a significant risk to the parish and that the council should continue receiving advice and support from the Stone Railway Campaign Group (SRCG).

5. Labour in Vain

Since the last assembly in 2023 Yarnfield and Cold Meece Community Limited has been formed with the sole intention of working to buy the Labour in Vain. The community group has reached a point in the

discussion with Stonegate and their agent when it is clear they are not prepared to move on the value they have placed on the pub.

At the same time, the community group has come to the view that if they are to be able to raise the money needed, they will need to abandon their original hope of buying both the pub and the whole of the car park.

The reduced size of the car park will have a negative effect on the pub's ability to draw in passing trade. It is also clear that the lack of any trading history means the value of the pub is impossible to assess as a "going concern."

The agents for Stonegate say that they have separate offers on the pub and the car park that are very close to the asking prices, yet after six months, no deals have materialised.

The concern is that, at some point in the future, Stonegate will apply to Stafford Borough Council for a change of use, arguing that the premises are no longer commercially viable as a pub. If an application for change of use is made, we will then want to challenge this, and to do so, we will need to challenge the assertion that the premises are no longer commercially viable.

6. Open space and maintenance

The number of different organisations responsible for the maintenance of open spaces in the parish was identified as a potential problem with different standards and frequencies of attendance being cited.

7. Road maintenance

Problems with the standard of maintenance principally on Yarnfield Lane and Swynnerton Road, Cold Meece were raised. The parish council does raise reports about maintenance problems when they become aware of them. It is important that residents also report issues on the Staffordshire County Council report it app.

8. Noise problems from motocross at Baden Hall, Cold Meece

A complaint was received about the use of Baden Hall for Motocross events. It was explained that the use of the site for up to 14 days each year was permitted as this level of use would not require planning permission.

Noise from the site could be considered to be a nuisance and something that Stafford Borough Council Environmental Health Service could investigate. Residents complaining about noise would need to keep a record of dates and times to support their complaint.

9. Planning for the future– what should our ambition be as a parish now and for the next 10 years

The meeting identified a wide range of issues that should be considered for inclusion in the parish council’s forward plan. These can be grouped into 8 areas of activity:

- Footpaths
- Roads
- Antisocial street parking
- Nuisance
- Open spaces
- Labour in Vain
- Parish Council promotion
- Long term priorities

Footpaths	Footpath maintenance - liaise with landowners and County Council to improve paths around the village Footpath markers
Roads	Yarnfield Lane Flood prevention Problem with the state of the roads after tractors have used them Encourage the community to report issues around potholes, flooding, pavements, gutter sweeping, drain cleaning, grass cutting and edging. Speeding outside the school
Parking	Antisocial parking on Yarnfield Park and Greenside Condition of the village post office car park
Nuisance	Firing range Wellbeing Park – car parking WAR Events Problem of noise from the Conference Centre at night Anti-social behaviour Security Cameras
Open spaces	Maintenance of green spaces More waste bins on Yarnfield Park More play equipment on the village green, adventure type equipment for children 9 years+ Continue management of the green open space to improve environment for wildlife (trees, bushes, flowers), families

	(benches and picnic tables), children (play equipment, goal posts, rounders pitch)
	Could Stone Dominoes make use of the football field next to the MUGA
Labour in Vain	What more can be done to protect the future of the Labour in Vain?
Parish Council	Promote work and events more widely Cold Meece to be (explicitly) included in the work of the parish council
Priorities for the next 20 years	Surround Yarnfield with a ring of green belt half a mile wide to prevent future encroachment on the heart of the village Future of the old polo field (?sports ground at YP) More community events uniting whole village eg continuing the summer fair Engaging with youngsters getting them to 'own' the village. Rationalise maintenance contracts