

# RUYTON XI TOWNS PARISH COUNCIL

## MINUTES - AUGUST 2012

A meeting of the Parish Council was held at Ruyton XI Towns Memorial Hall on Monday 20th August 2012 at 7.30 pm.

COUNCILLORS IN ATTENDANCE: Mr T. Allison; Mr A. Johnston; Mr C. Case (Chairman); Mrs M. Lycett; Mrs D. Needham; Mrs R. Slowley (Vice-Chair); Mrs A. White.

ALSO IN ATTENDANCE: Clerk - Sue Hackett; 4 members of the public.

53.12 WELCOME BY CHAIR & APOLOGIES – The Chairman explained that the PC had received a number of developers requests to support their proposed developments and that therefore there was a need to consider Min 54.12 before moving to the Public Session at 55.12.

The Chairman reported that apologies had been received from Cllrs C. Brown and S. Gittins; who were unable to attend due to work commitments whilst Cllr J. Hamlett had not attended because of his pecuniary interest in item 58.12 c. The Clerk reported that Cllr Caesar-Homden had sent her apologies.

All parish councillors' apologies were accepted by the Council and approved.

54.12 NEW PC POLICY – The Chairman proposed the adoption of a new pre-planning policy by the Parish Council in light of recent pre-planning applications received and taking in to account advice received from the SC Monitoring Officer's regarding the new classification of " pre-determination interest " per the Localism Act 2011. This was seconded by Cllr Slowley and unanimously supported by councillors who agreed that the standard response as shown below should be made to all such pre-planning applicants and that the SAMDev submission made by the Parish Council should remain the stance of the Parish Council until further changes are made to the Parish Plan. (The latter being dependent on local parish support.)

"The Parish Plan was issued in Autumn 2009 after exhaustive, Parish-wide consultation. A questionnaire was delivered to every household in the Parish and 30% of recipients responded. The Community Council analysed the results and concluded that the results were "statistically significant", and could therefore be interpreted as being representative of our whole Community. Since that date, opinions have been sought on a variety of more specific questions, effectively updating conclusions from the original Plan. The results of these "follow-up" surveys have been remarkably consistent with the key findings of the original Plan which are as follows:

- The Parish consists of about 500 built homes. Planning permission has already been given for a further 114 homes, representing a further expansion of 24%. The Parish Council have concluded that this is perfectly adequate planned expansion, and that no further expansion is appropriate beyond current planning approvals within the time-scale of the Core Strategy (CS) and SAMDev, which covers the next 15 years i.e.2026. However, to accommodate minor infill opportunities, the Parish Council recognise that a further very small increase may be sensible, amounting to an average of one new home every year, making a total of an additional 15 homes within the time-frame of the Core Strategy.
- There is overwhelming support for retaining a development boundary, and most people voted to keep the boundary in its current position.

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- There are significant infrastructure needs associated with this combined expansion plan, covering roads and other services. The provision of a new community building remains an absolute priority, and this would free-up valuable building plots in the middle of the village suitable for new homes for the elderly, close to our shops and bus routes. These points are common themes in our various surveys.
- Questionnaire specifically sought to explore opinions regarding the two "Retained Policies" contained in the OBC Plan that is being superseded by the SC Core Strategy. These Retained Policies were known as H13 (restricting development in the Brownhill area, on the grounds of road safety and preservation of local character) and HE12, protecting the character of the central area of our village, in a similar style to a "Conservation Area". There was overwhelming parish support to retain both these policies. We asked the Community Council to further analyse the responses, paying particular attention to the post code from which each opinion was made. This further analysis indicated that support for these policies was just as strong from those living within the areas as it was from those living outside the areas."

55.12 PUBLIC SESSION – The Chairman invited residents in attendance to present on their proposals for development within the parish.

- Mr Edwards presented his pre-application for a development which was partially outside the development boundary. (Details of which had been circulated amongst the PC.)
- Mr Braddick presented his views on H13 policy having now been removed as advised by SC Planning however also advised that SC Planning would oppose development east of Greenfield View on grounds of spoiling views and access difficulties. He went on to suggest that Planning Policy Officers should be invited to attend a future meeting and explain the policy particularly re H13 & H12 and how they had been incorporated into the new policies CS6 and CS17.
- Mr White stated his support for the adoption of a pre-planning policy by the Council and expressed disappointment that Mr Williams had not attended.
- The Chairman gave his personal views on the current planning policies which have been replaced by CS6 (character) and CS17.

56.12 COUNCILLORS DECLARATIONS OF PECUNIARY INTEREST – In accordance with Localism Act 2011 Cllr Case declared his pecuniary interest in Min 58.12 c as he lived in close proximity of Mr Hamlett's proposed developments. Similarly Cllr White declared a pecuniary interest in Min 58.12 as she lived in close proximity to the proposed development of Mr Williams.

57.12 CONFIRMATION & ACCEPTANCE OF PREVIOUS MEETING MINUTES: Resolved without dissent that the draft minutes of the parish council meeting held on 9/7/12 were confirmed as accurate. The Chairman was instructed to sign them as such. (Proposed AJ; Seconded RS.)

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### 58.12 PLANNING MATTERS

a. The following planning applications were considered by the Council:

Reference: 12/03272/COU (validated: 02/08/2012)  
Address: Land Adjoining 4 Pradoc View, West Felton, Oswestry  
Proposal: Change of use from agricultural land to domestic cartilage.  
Council agreed that they would not comment and refer the application to West Felton PC for comment.

Reference: 12/03085/FUL (validated: 09/08/2012)  
Address: Abbots Barn, Abbots Lane, Ruyton XI Towns  
Proposal: Erection of a 50kw micro generation wind turbine with control box (mast height 36m, rotor diameter 19.2m)

Cllr Johnson proposed that the PC opposed the application as the turbine would be visually intrusive, inappropriately located and dominate the local landscape affecting the local community. Cllr While seconded the proposal and the Council supported the proposal with the exception of Cllr Needham who abstained.

Reference: 12/03060/FUL (validated: 23/07/2012)  
Address: Barn Opposite Elbridge Holding, Elbridge, Ruyton XI Towns  
Proposal: Conversion of a redundant brick built farm building into a residential dwelling; erection of a detached garage; installation of septic tank; formation of new vehicular access. Council unanimously agreed to make no comment.

b. The Clerk reported that there had been no SC planning application decisions notified to the Council since the last meeting.

c. The Council considered planning development enquiries made by Mr D Williams, Mr Edwards, Mr J Hamlett and Les Stephenson. *Cllr White left the room.*

**Mr D Williams** – The Council noted that the proposed development was within the development boundary; however considered that taking in to account CS policies 6 & 17 it was unable to support the development as it would negatively impact on the character of the area as the 4 large proposed developments would dominate. (Proposed CC Seconded RS Abstention DN.)

*Cllr White returned to the room.*

**Mr Edwards** – The Council were unable to support the current development proposal which was outside the development boundary ( as per Min 54.12), but suggested that Mr Edwards pursue the SC Affordable Homes Exception site policy as they wished to support the building of starter homes in the village. ( Proposed CC Seconded RS.)

*Cllr Case left the room and the Vice-Chair assumed the role as Chairperson.*

**Mr J Hamlett** – The Council were unable to support the current development proposal which was outside the development boundary (as per Min 54.12). (Proposed AJ; Seconded RS.) *Cllr Case returned to the room and assumed the role as Chairman.*

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**Les Stephan Development at Pound Lane** – The Council were unlikely to support the development proposal which was outside the development boundary. (Proposed AJ; Seconded RS.)

Action: Clerk to write to all developers and state the PC's policy as per Min 54.12.

### 59.12 LOCAL REPORTS

- a. Dunning Close & Bridge Inn Field Projects – Cllr Slowley stated that she was concerned about the rutted area at Dunning Close and proposed that signs be installed at the Dunning Close Play area and Doctors Meadow to safeguard the play areas environments and that the PC financially contribute to this. The proposal was not supported.  
Chairman put forward a proposal that the PC support introduction of signs but did not financially contribute to it. This was supported by a majority vote. (Proposed CC, Seconded AJ; Against RS). Action Clerk: To report Council's decision to SC Officer Clive Dean.  
Council agreed that as the play area is badly rutted and that until this is corrected the payment of the grant to SC will be withheld. Action Clerk: To report Council's decision to SC Officer Clive Dean.
- b. Local Joint Committee (LJC) - Update by Cllr Gittins unavailable.
- c. Nesscliffe Advisory Group – Cllr Slowley explained about the current habitat survey which was taking place.
- d. Oswestry Town & Parish Meetings – Agendas for the next meeting had been distributed to all councillors.

### 60.12 HIGHWAYS & FOOTWAY LIGHTING

- a. Shotatton Cross Roads A5 – The Chairman reported that as a result of the frequency of bad accidents recently occurring at the cross roads it was important that the PC lobby for further improvements and suggested that:
  - The MP be approached for an update on future planned improvements planned by the HA and
  - SC Cllr Caesar-Homden be asked to represent the PC at the next SC and HA quarterly meeting in order to ensure these needs were prioritised.
- b. Local issues to be reported as necessary. A streetlight between the vet's and The Old School House was reported as being faulty.
- c. Chairman stated that the Police had satisfactorily followed up the vandalism which had occurred at the School (17/8).
- d. As a result of a recent increase in heavy lorry traffic movements through the village the PC agreed to write to ABP to ask for a copy of their recommended delivery route.

### 61.12 FINANCE

- a. Payments - The following suppliers invoices etc; were authorised for payment by the Parish Council; Cllr Lycett and Slowley were instructed to check and sign the supporting invoices with the exception of cheque number 314 made payable to SC which was cancelled.

D Peate	Village maintenance	£474.00
Staples	Stationery ( True cost £22.84 )	£46.84

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Shropshire Council	Dunning Close Project	£2,500.00
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- b. Receipts & Treasurer's Deposit Account – Clerk informed Council of Bank balances per the latest bank statement £42,322.33 as at 20/7/12. Receipts £8.63 in interest.
- c. VAS Costs & Possible Donation by Packwood School – Report by Cllr Johnston and Case of possible sites and associated costs – Defer to Oct 2012 meeting.
- d. June Bank Reconciliation Check – Cllr Lycett reported that she had confirmed the accuracy of the reconciliation carried out by the Clerk.

### 62.12 CLERK'S UPDATE REPORT & COMMUNICATION – Council noted the report.

(Appendix B) of particular concern:

- a. SC HOUSING PLANNING POLICY( Detailed response circulated previously by email.) Council decided to respond to the key changes as per the email which is summarised below:
  - New Agricultural dwellings; Affordable Housing Policy changes; Affordable Housing Sizes – no comments.
  - Builders payments of affordable housing contribution required within 60 days. to be changed to 1-2 years – Council oppose the change and wish to retain 60 days payment requirement.
  - Private Affordable Housing s106 – There is a legal cost relating to s106 which needs to be highlighted.
  - Ring fencing of affordable housing contributions for a parish – Comments to be made with regard to timing changes.
  - Additional comments to be made on involvement of SC Councillor and the tracked document. Action Clerk to email response App A to Helen Howie.
- b. SC PARKING CHARGES – Council decided not to comment.
- c. Communities & Local Government Consultation on payments by parish councils requiring 2 members signatures. Having considered the suggested response put forward by the Clerk the Council decided not to comment.

### 63.12 SC PLACE PLAN – Cllr Needham reported as Chairperson of Parish Plan Steering Group and it was decided to defer the item to the next PC meeting.

### 64.12 SUPPLEMENTARY AGENDA – Urgent Business – There was none.

The Chairman thanked everyone for attending and closed the meeting at 10.35pm. He announced that the next meeting was to be held on 1<sup>st</sup> October 2012 at 7.30 pm at The Memorial Hall.

Confirmed as correct.....MR C CASE

Chairman of Ruyton XI Towns PC

Date 1/10/12