

RUYTON XI TOWNS PARISH COUNCIL AUGUST MINUTES 2014

A Parish Council meeting was held at The Victoria Room, Ruyton XI Towns at 7.30 pm on Thursday 14th August 2014.

Councillors in attendance: Mr C Case (Chairman); Mrs R. Slowley (Vice Chair); Mrs A Sanders Royle; Mrs A White; Mr T Allison and D Spicer.

Also in attendance: Sue Hackett Clerk; SC Councillor Mr Nick Bardsley; 7 members of the public.

68.14 WELCOME BY CHAIRMAN & PUBLIC SESSION

The Chairman opened the meeting and invited comments from members of the public:

Reference: 14/03483/OUT Bay Cottage

- Mr D White expressed his concerns about the application and its inadequacy in details, relating to access, trees, elevations etc. He concluded that the development was out of keeping with needs of the parish as per its SAMDev submission and urged the Parish Council not to support it.
- Mr C Longland expressed similar concerns about the application and in addition noted that no drainage details had been provided. He stated that as per NPPF sustainable issues existed and as currently 100 extant planning permissions existed in the parish there was no need for more.

Ms H Howie (Berrys) on behalf of the applicant responded to all concerns raised:

- Stressing that the application was an outline application and therefore did not require the details which were described as omitted as this would be addressed in reserved matters
- As a low density plot vehicle movements would not be an issue. A traffic report would not be required for this size of development.
- The development land is not top quality agricultural land.
She concluded that the scheme was a small development on the edge of the land which would meet Shropshire's housing needs; as such it should be considered at outline stage.

Debate arose a councillors asked further questions particularly relating to traffic volume and flow. There being no further comments raised the Chairman by agreement closed the public session at 20.17 and opened the official council meeting.

69.14 APOLOGIES - The Clerk reported that apologies had been received from Cllr Johnston; and Cllr S Gittins as each had been unable to attend due to personal commitments.

70.14 COUNCILLORS DECLARATIONS OF PECUNIARY INTERESTS – Cllr A Sanders Royle declared a pecuniary interest in planning application 14/03479/FUL as a relative owned the Oakland. Cllr A White declared interests in the Bay Cottage and Park View planning applications.

71.14 PLANNING MATTERS

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

Cllr Sanders Royle left the room.

Reference: 14/03479/FUL 5 The Oaklands Ruyton XI Towns

Proposed: Formation of new vehicular access.

Council having considered the application and subject to SC Highways comments; agreed to support it in principle however was concerned that the access proposed (as per the diagram supplied) does not appear to enable a vehicle to turn within the drive and would require it to reverse on to the highway.

Cllr Sanders Royle returned to the room. Cllr White left the room

Reference: 14/03483/OUT Bay Cottage, Little Ness Road Ruyton XI Towns

Proposed: Outline application for the erection of 6 dwellings to include access. Having considered the plans and much debate the Council agreed by a majority to oppose the application as the proposals did not meet the needs identified by the Parish in its Parish Plan and subsequent SAMDev submission to SC. The development was outside the SAMDev development boundary in a Countryside area which the Council wished to retain (as designated by CS5). Sustainability issues were believed to exist however as little detail was provided in the outline application these are difficult to specifically determine. (Proposed RS; Seconded DS; Against CC, TA; For RS; DS; ASR.)

Reference 14/03340/FUL Park View, Ruyton XI Towns

Proposed: Erection of a garage with studio over.

Council agreed to make no comment.

Cllr White returned to the room.

Ref 14/03043/FUL Admiral Benbow, Church Rd; Ruyton XI Towns

Proposed: Conversion of existing public house to residential dwelling to include replacement garage and car port extensions.

Following much debate and based on confirmation received in 2010 that SC Highways owned the frontage of the property i.e. it did not belong to the Admiral Benbow as confirmed at the time by Land Registry.

The Council unanimously agreed that it had no objection in principle to the conversion of the public house to a residential dwelling however the application includes development on a public highway and could not therefore be supported as it was not valid. The application was therefore opposed. (Proposed CC; Seconded DS.)

- b. The Clerk informed the Council of a recent Shropshire Council (SC) planning decision:
Reference: 14/02607/FUL Water Pump House, 3 Elbridge, Ruyton XI Towns
Proposal: Erection of a 2 storey rear extension; including installation of a balcony.
SC Decision: Grant Permission

72.14 CONFIRMATION & ACCEPTANCE OF PREVIOUS MEETING MINUTES: Council resolved without dissent that the draft minutes of the council meeting held on 21 July 2014 were confirmed as accurate, with the spelling of "code" stone amended to "coade". The Chairman was then instructed to sign the minutes as accurate. (Proposed ASR, Seconded TA.)

73.14 SUPPLEMENTARY AGENDA – Councillors agreed that:

- The Clerk report a local self-catering holiday property to SC Planning Enforcement.

- The Clerk reported that she had been notified of revisions which had been made to the Yardley planning application 13/03585/OUT (14/8/14) and that the Council had been given 14 days in which to respond to these revisions. The Council agreed that no additional comments would be made by the Council as it was presumed at this stage that the revisions were not significant.
- Cllr Spicer gave his apologies for the September meeting.

There being no further business the Chairman closed the meeting at 21.30pm.

The next parish council meeting is to be held at 7.30 pm on Monday 8th September 2014 at The Victoria Room.

Confirmed as accurate.....C CASE Chairman

Date...8/9/2014.....

DRAFT