

## RUYTON XI TOWNS PARISH COUNCIL MINUTES FEBRUARY 2012

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A meeting of the Parish Council was held on 6th February 2012 at 7.30 p.m. at the Village Hall Ruyton XI Towns.

COUNCILLORS IN ATTENDANCE: Mr T. Allison; Mr C Brown; Mr C. Case (Chairman); Mr S. Gittins; Mr M. Lewis; Mrs M. Lycett; Mrs D. Needham; Mrs R. Slowley (Vice-Chair); Mr J.Hamlett; Mrs A White.

ALSO IN ATTENDANCE: Clerk - Sue Hackett; 20 members of the public.

136.11 INTRODUCTION BY CHAIRMAN & APPOLOGIES -The Chairman opened the meeting and explained that Mr & Mrs Corbett's agent would be making a presentation regarding the Shelvock planning application at Min 141.b; when standing orders would be suspended allowing a public question and answer session. The Clerk reported that Cllr A Johnston had sent his apologies and had been unable to attend due to personal commitments. **These were noted, accepted and approved by the Council.**

*The Chairman with Council agreement opened the public session.*

137.11 PUBLIC SESSION – The public were invited to speak on issues not relating to Shelvock planning application. None were raised other than an explanation given by Cllr Gittins as to the proposals associated with planning application 12/00386/MAW.

*The Chairman by agreement closed the public session.*

138.11 COUNCILLORS DECLARATIONS OF INTEREST - In accordance with S50-52 of LGA 2000 the following declarations were made and noted by the Council:

- Cllrs Slowley, White, Allison, Lycett, Needham and Case; expressed their ongoing personal interest as members of the Parish Plan Steering Committee (PPSC).
- Cllrs Allison, White and Case expressed their ongoing personal interest as members of the Village Hall Committee.  
Cllr Gittins expressed his prejudicial and personal interest in planning 12/00386/MAW (Min141.11b); as he was the applicant.

139.11 SHROPSHIRE COUNCILLOR REPORT – The Chairman read out an email sent by Cllr Caesar-Homden which stated that unfortunately she was unable to attend the meeting or provide a written progress report on Dunning Close and Bridge Inn Field projects but that proposals and consultation info were going to a Shropshire Council Play Strategy meeting for approval. The Council were in agreement that both the community and Parish Council needed to know what was being proposed as the information had been requested since October 2011 and the current situation was unsatisfactory as the projects were essentially being funded by s106 monies. The Clerk was instructed to follow up with Shropshire Council (SC) and Cllr Caesar-Homden.

140.11 CONFIRMATION & ACCEPTANCE OF PREVIOUS MEETING MINUTES: Draft minutes of the parish council meeting held on 9/1/12 were carefully considered and agreed with one amendment Cllr Lycett was added at Min 127.11 as having a on-

going personal interest in PPSC. **The Chairman was then instructed by the Council to sign them as an accurate record.**

### 141.11 PLANNING MATTERS

a. Cllr Slowley and the Clerk reported that neither Stephen Caplan ( SC Estates Manager) or Justin Paul the agent acting for Penton's were able to progress any change in the status of the current lease of Doctors Meadow between SC and Pentons. Following further details provided by the Clerk and Chairman Council agreed that a letter should be written by the Parish Council to Pentons; copying both members of the Pentons family, the agent, and SC Estates confirming negotiations and proposals put forward to date to ensure that a proper record of events is preserved as negotiations are outside of the s106 agreement. Clerk to action.

b. To consider the following planning applications and any which are notified to the Parish Council in the interim period:

*The Chairman with the agreement of councillors suspending standing orders and invited Mr & Mrs Corbett's agent to speak on the planning application below:*

Ref: 11/05772/FUL & 11/05774/LBC (validated: 04/01/2012)

Address: Shelvock, Elbridge, Ruyton XI Towns, Shrewsbury

Proposal: Conversion of farm buildings including the change of use of land into holiday let units and 12 No earth holiday homes; conversion of the court yard buildings to provide leisure suite and function suite facilities and associated works, affecting Grade II Star and Grade II Listed Buildings

Applicants: Mr & Mrs D Corbett

Following representations be several members of the public who were concerned about noise levels and access issues which had not been adequately addressed by the current planning application both Cllr Brown and the Chairman summarised the main concerns raised and the principal advantages of the proposal put forward to the parish. No further issues were raised by the public and the agent agreed to take the issues on board.

*The Chairman with the agreement of councillors reinstated standing orders enabling the Council to confirm a response to the current planning application as follows:*

**The Council agreed that in principle the Council supported the proposal to convert the buildings into an up market holiday and recreational centre as the tourism generated would assist the local village economy, support the heritage site and the sustainability of the parish. However the leisure facilities included in the current application included those which generated unacceptable noise levels generated by ATV/Quad Bikes and clay pigeon shooting. As a result the Council resolved unanimously to oppose the application on the grounds that any use of ATV/Quad Bikes, or any other motorised vehicles, for leisure or**

recreational purposes, in excess of existing constraints, would create intolerable and unacceptable nuisance to other residents in the area. The Council also opposed the application as access issues to the complex had also not been sufficiently researched as the application did not include a proper transport plan taking in to account projected vehicle movements or the need to create passing places in the narrow lanes which surround the complex.

The Parish Council therefore recommended that should these two prime local issues of noise and access be adequately addressed in the future by the applicant there would be scope for a revised proposal to be reconsidered. ( Proposed CC; Seconded RS.)

*Many members of the public left the meeting.*

Ref: 12/00162/LBC & 12/00165/FUL Talbot Inn, Church St Ruyton XI Towns Alterations in association with conversion of former barn and stable in to self contained dwelling.

Following some discussion the Council resolved that the application be supported as the Inn provided a valued sustainable village facility. However it was supported on the condition that the former barn/stable is regarded as an annex to the Talbot Inn and therefore cannot be sold separately. Concerns were raised about the adequacy of parking space and open space available to the annex property. (Proposed CC; Seconded JH.)

12/00125/LBC Ruyton Manor, Olden Lane Ruyton XI Towns Fabric repairs to roof ; renewal of drainage and rainwater goods and light weight balcony structure.....etc.

Following some discussion it was resolved without dissent that the Council would make no comment and rely on the expertise of the SC Listed Building Team who were better qualified to review the detailed proposals. (Proposed CC; Seconded RS.)

*Cllr Gittins left the room.*

Reference: 12/00386/MAW (validated: 31/01/2012); Wykey Farm, Wykey, Ruyton XI Towns

Proposal: Erection of a sub-station to serve existing approved anaerobic digester. Applicant: Mr Simon Gittins

Following some discussion it was resolved without dissent that the Council had no objections to the proposal. ( Proposed CC Seconded TA.)

*Cllr Gittins returned to the room.*

c. The Clerk reported the following planning application decisions:

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Reference: 11/04454/FUL (validated: 17/10/2011) Address: 2 The Pikes, Elbridge, Ruyton Xi Towns, Shropshire, SY4 1JL

Proposal: Erection of a replacement dwelling and garage. **SC Decision: Grant Permission.**

Reference: 11/04663/FUL (validated: 09/11/2011) Address: The Old Stable, Meadow Court, Wykey, Ruyton Xi Towns, Shropshire, SY4 1JA

Proposal: Installation of a ground mounted photovoltaic array of 40 solar panels  
**SC Decision: Grant Permission.**

Reference: 11/04870/FUL (validated 27/10/ 2011) Address: High Bank Brownhill Ruyton Xi Towns.

Proposal: Installation of a ground mounted PV Solar Panels  
**SC Decision: Grant Permission.**

Reference: 11/04663/FUL (validated: 9/11/2011) Address: The Old Stable Meadow Court Wykey Ruyton Xi Towns. Proposal: Installation of a ground mounted photovoltaic array comprising of 40 No. solar panels.

**SC Decision: Grant Permission.**

Reference: 11/04258/OUT (validated 21/09/2011) Riversdale Church Street Ruyton Xi Towns Proposal: Renewal of Extant Planning Permission 08/15747/OUT dated 05.11.08 for residential development.

**SC Decision: Grant Permission.**

142.11 CONSULTATIONS - Shropshire Council Questionnaire - Results as summarised by the Chairman. Details can be found in the Clerk's Report.

### 143.11 LOCAL REPORTS

(a) Ruyton Primary School – The Chairman confirmed that he had been re-elected as a school governor.

(b) Local Joint Committee (LJC) - Cllr Gittins confirmed that the committee were meeting on Thursday 9th March to consider grant applications. Applications were being made by the local Extend Team, and Parish Council. The Clerk reported that a grant of £1,200 was being applied for to help meet the cost of 3 local notice boards which were also being funded by the Parish Council and Village Hall Committee.

(c) Nesscliffe Advisory Group – Nothing to report.

(d) Local Police Report – Nothing to report.

(e) Northern Area Committee & Chairman & Clerks Meeting – Nothing to report.

(f) Village Hall Safe – The Chairman report that parish records dating back to 1822 had been found and these included PC Minutes dating back to 1893. Cllrs Needham and Lycett were now appointed the Parish Council's archivists and had agreed to prepare and index the records for submission to the County Archivist.

(g) Other – The Planning Inspectorate's report had been received re the hearing on the diverted footpath on school grounds. This was noted by councillors.

### 144.11 FINANCE

a. The Clerk presented the following suppliers invoices and reimbursements:

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Chq No	Payee	Description	£
288	V&W Electronics Ltd.	St Lighting maintenance	87.19
289	V&W Electronics Ltd.	St Lighting maintenance	134.32
290	S Hackett	Mileage & 3rd Quarterly Bband & Phone	41.64
291	C Case	Christmas tree	35.00
292	D Peate	Village Maintenance Oct - Dec 2011	118.50

Council unanimously approved the payment of the above and instructed Cllrs Lycett and Lewis to check the relating invoices and receipts and authorise the corresponding payments.

- b. VAS Donation – As Cllr Johnston was unavailable this was deferred to the next meeting.
- c. Bus Shelter repairs – By agreement deferred to the next meeting.

145.11 CLERK'S REPORT & COMMUNICATION – The Clerk summarised her report which was circulated to all councillors and can be found at Appendix A.

146.11 SUPPLEMENTARY AGENDA – There was none.

The Chairman thanked everyone for attending and reminded councillors that the next meeting was to be held on **5th March 2012 at 7.30 pm at the Memorial hall.**

Confirmed as accurate.....C CASE Date 5/3/12