

RUYTON XI TOWNS PARISH COUNCIL JULY MINUTES 2014

A Parish Council meeting was held at The Village Hall, Ruyton XI Towns at 7.30 pm on Monday 21st July 2014.

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

Also in attendance: Sue Hackett Clerk; SC Councillor Mr Nick Bardsley; 15 members of the public.

51.14 WELCOME BY CHAIRMAN & PUBLIC SESSION

The Chairman explained that a number of parish councillors had interests in planning application 14/02872/COU and therefore would be unable to take part in discussion or vote during the official council meeting on this application. The Chairman invited comments from members of the public:

- Local residents put forward concerns regarding the location of the tea room; due to parking issues of customers and suppliers. Environmental issues were also raised. The applicant responded to the issues raised confirming that there was a local need for a tea shop.
- Signage would be in keeping with the building, sited on the building above the door. "Café Eleven"

A number of residents from Ruyton and Baschurch raised their concerns regarding application 14/02740/FUL; with regard to the creditability of the planning application documentation; the noise disturbance expected from both the dogs and traffic; the increased traffic volume expected to arise from the application which will increase the risk of accidents on the bridge which is a local landmark.

A resident raised issues concerning planning application Ref 14/3158/REM; which he felt had significantly altered the application which were no longer deemed to be affordable 2 bedroom cottages attractive to first time buyers. (Note on 16/8/2014 original planning permission ceases.)

There being no further comments raised the Chairman by agreement closed the public session at 20.26 and opened the official council meeting:

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

53.14 COUNCILLORS DECLARATIONS OF PECUNIARY INTERESTS – The following Councillors declared personal interests in agenda item 14/02872/COU:

Cllrs Allison; White, Case (The councillors were village hall committee members and as such had a conflict of interest.) Cllr Lewis declared that his garage was a direct neighbour to the Memorial Hall and that this prevented him from being able to take part in discussions. Cllr Lewis also declared an interest in agenda item 14/02740/FUL as the kennels were a customer.

54.14 VEHICLE ACTIVATED SIGNS – The Chairman provided an update on the outcome of meeting with SC Highways Officers on 17/7/2014; following the report the Council

resolved without dissent that the PC would contribute £1,700 to the costs of SC installing 3 permanent VASs in the parish at locations agreed by the Chairman and SC Highways Engineer. (The amount being contained within the Budget for this purpose.)

55.14 ADOPTION OF NEW MODEL FINANCIAL REGULATIONS – Council agreed to defer until September’s meeting.

56.14 PLANNING MATTERS

a. The following planning applications were considered by Council:

Reference: 14/02872/COU (validated: 27/06/2014)

Address: Memorial Hall, Church Street, Ruyton XI Towns

Proposal: Change of use to be able to serve tea/coffee, cakes, sandwiches etc. to eat in or takeaway (Class A3)

The Council were unable to discuss or make a decision as the Council was inquorate with 4 councillors having declared prejudicial interests in the application which would result in them having to leave the meeting.

Reference: 14/02740/FUL (validated: 19/06/2014)

Address: Platt Mill Farm, Platt Bridge, Ruyton XI Towns

Proposal: Erection of building to house 7 No. double boarding kennels.

Council agreed to strongly oppose the application on the following grounds, and were in complete agreement with the objections submitted by their neighbouring parish, Baschurch PC.

It was noted that the objections raised in the original planning application 13/04881/FULL although for 20 boarding kennels remained relevant to the current application, these primarily related to:

- Noise - The Council believed that the intended site's close proximity to residential housing creates an unacceptable noise issue for local residents, particularly in relation to the natural landscape. RSPCA and PDSA guidance state that such kennels should be situated at least 400 metres from the nearest residential properties. The nearest independent property of this description is between 50-60 meters away from the proposed site. The site is therefore considered to be totally inappropriate for the use as kennels as described in the application.
- Reference to past usage of the site as kennels is no longer relevant as residential housing has since been constructed in its immediate vicinity and would be adversely affected by the development.
- Other environmental and health issues associated with smell and waste would inevitably arise from the kennels and were considered detrimental to local residents.
- Current traffic movements which include a high volume of heavy vehicle movements were considered to be abrasive to the animals’ welfare, and liable to provoke stress and barking.
- Given the nature of the business enterprise vehicle movements were considered likely to increase, and as a result adversely affect both the communities of Baschurch and Ruyton XI Towns.

Given that local residents feel very strongly about the application together with both parish councils; councillors urged that should the Planning Officer be minded to recommend that the application it be referred to the North Planning Committee and the PC be given the opportunity to address the Committee about its concerns.

Reference: 14/02607/FUL (validated: 12/06/2014)

Address: Water Pump House, 3 Elbridge, Ruyton XI Towns

Proposal: Erection of a 2 storey rear extension; including installation of a Juliet balcony. **Council agreed to make no comment.** (Proposed; RS; Seconded CC.)

Reference: 1402856/FUL and 14/02857/LBC

Address Coton House, Ruyton XI Towns

Proposal: Two storey oak frame sun room and bedroom extension. Single storey pool house linked to the house by a glazed oak frame link.

Council agreed to make no comment. (Proposed RS; Seconded AJ.)

Reference 14/03025/OUT

Address Proposed dwelling rear of The Talbot Inn, Church Street, Ruyton XI Towns.

Proposed: Outline planning application for the erection of one 4 bedroom dwelling with garage to include access.

Having considered the plans the Council agreed that the proposed 4 bedroom dwelling did not meet the needs identified by the Parish in its Parish Plan and subsequent SAMDev submission to SC as the community had identified a need for smaller affordable homes. The proposed dwelling was also noted as not having links to the Talbot Inn; a local business.

When considering National Planning Policy Framework the substandard access to the proposed property was considered to be unsustainable and the Council placed reliance upon previous comments made by SC Highways (Ref 12/04144/FUL) which related to a very recent past application:

“The proposal is served by means of an exiting access which is considered to be substandard in terms of its restricted visibility and junction layout with the adjoining Class II county road. It is considered therefore that the additional vehicular movements into and out of the site access generated by the residential development, would be likely to result in conditions detrimental to highway safety.” (Proposed RS Seconded AJ.) **The application was therefore opposed by the Parish Council.**

Reference : 14/03117/OUT Land adjacent to White Cottage, Cliffe, Ruyton XI Towns

Proposed: Outline planning application for a detached bungalow.

Having considered the plans the Council agreed that the application did not meet the needs identified by the Community in its Parish Plan and the PC's subsequent SAMDev submission as the development was outside the SAMDev development boundary in a Countryside area as designated by CS5. Per NPPF guidance the development was considered not to:

- Enhance the existing countryside area;
- Be sustainable as the site is remote, with no public transport facilities nearby and extremely poor access. Existing access is via a 0.5 mile of bridle way.

Errors in the Design Statement submission were also noted which described Ruyton XI Towns as a cluster; this is incorrect it is a hub. **The application was therefore opposed by the Parish Council.** (Proposed RS; Seconded ASR; CC abstained.)

Reference: 14/03158/REM

Address Purton Villa, Church St Ruyton XI Towns

Proposed: Reserved matters pursuant to outline planning application ref 10/03995/OUT for the erection of two dwellings to include access, appearance, landscaping, layout and scale

The Parish Council strongly objects as the reserved matter does not bear any resemblance to the original out line planning permission. The Council finds the scale and scope significantly different as the proposed 4 and 3 bedroom dwellings no longer are deemed to be affordable 2 bedroom cottages and in keeping with local properties referred to in the original application or affordable to first time buyers.

The Parish Council questions the validation process as a REM application as the proposals are so radically different compared to the original application and would suggest that a new planning application would have been more appropriate.

At the time of the PC meeting it was noted that no site notice is on public display, and no construction method statement (per Condition 8 of the original application) has been submitted.

b. The Clerk informed the Council of recent Shropshire Council (SC) planning decisions:

Reference: 14/01937/FUL Court Yard Cottage, Wigmarsh, West Felton, Oswestry.
Proposal: Erection of a 2 storey extension; including insertion of dormers to north elevation. Erection of a single storey garden/log store **SC Decision: Grant Permission**

Reference: 14/02206/FUL 3 Princes Terrace, Ruyton XI Towns
Proposal: Erection of two storey rear extension **SC Decision: Grant Permission**

c. The Clerk reported on a recent enquiry received from a resident at Weirbrook concerning SAMDev and the PC's policy. Action: Chairman to contact resident.

- 57.14 SC Polling Districts & Polling Places Consultation – Positive feedback was provided on current arrangements via the template questionnaire to SC. Action: Clerk to inform SC.
- 58.14 TREE REPLACEMENT PROJECT – Council considered and rejected the proposal put forward by SC Natural & Environment Officer to replace trees in a small highway verge (nr Avondale). Action: Clerk to inform SC.
- 59.14 SC EMPTY HOMES STRATEGY 2014-17 CONSULTATION – Council agreed that should councillors wish to provide feedback as individuals that this was the most appropriate course of action. No PC feedback was necessary.
- 60.14 CONFIRMATION & ACCEPTANCE OF PREVIOUS MEETING MINUTES: Council resolved without dissent that the draft minutes of the council meeting held on 9 June were confirmed as accurate, the Chairman was therefore instructed to sign the minutes as such. (Proposed AJ, Seconded TA.)
- 61.14 SHROPSHIRE COUNCIL – Councillor Nick Bardsley reported on:
- Severn Trent Works in Baschurch which had started that day and will continue into August.
 - ABP HGV traffic which will be diverted through the Ruyton parish in October as a result of highways maintenance work in Hordley.
 - Shropshire Councils SAMDev submission and 5 year housing supply statement.

62.14 HIGHWAYS & MAINTENANCE ISSUES & FOOTWAY LIGHTING:

- a. Highway Maintenance issues – None arose.
- b. Footway Lighting issues – The Chairman reported on concerns with SP Manweb underground cables and a faulty street light at Avondale. Clerk reported on issues on the Brownhill already reported to SP Manweb.
- c. Recreational Play Areas – Drs Meadow tunnel repair necessary Clive informed.

63.14 WAR MEMORIAL TASK GROUP- Cllr Sanders Royle reported on the time it had taken to source the appropriate “Coade” stone masonry which would be used for the renovation and the cost associated with using the stone.

64.14 FINANCE

- a. Payments – Council approved the July salary payment to the Clerk by standing order of £491.61; and Cllr Slowley confirmed that the June salary had been paid on 23/6/2014, having checked the bank statement. The following payments were approved and authorised by the Council by resolution, (Proposed RS; Seconded ML):

Chq no	PAYEE	DESCRIPTION OF EXPENSE	£
701	Spoilt/Cancelled	Spoilt/Cancelled	-
702	C CASE	Reimbursement of costs of purchasing hanging baskets & water pump for village	414.80
703	Factor 21 (North) Ltd	3 street lamps maintained by V & W	104.62
704	SCOTTISH POWER	3 months energy costs 1/4-30/6 /2014	242.93
705	A ROYLE	reimbursement of cost of posting war mem grant application	12.98
706	SD HACKETT	postage /mileage / office expense	37.48

- b. Cllr Slowley confirmed the bank reconciliation as prepared by the Clerk as at 30/6/2014 and evidenced her check on the appropriate paperwork. The Clerk confirmed that the reconciled balance of funds as at 30/6/2014 was £47,302.42; whilst interest of £4.12 had been earned in June.

- c. Notice of Electors’ Rights – Clerk confirmed that no enquiries had been received from electors and that as yet External Audit had not queried the accounts.

65.14 CLERK’S UPDATE REPORT & COMMUNICATION – The Clerk summarised her report See Appendix A. Council agreed that the following names be put forward as suggestions for names of properties at Big Walls “Lloyd” and “Doyle”. Both had historical connections with the village as they were famous local residents. Action Clerk to contact developer.

66.14 LOCAL REPORTS - The Chairman reported that the primary school has received a good follow up Ofsted inspection and Diocese inspection. A new Deputy Head was due to be appointed in September; and a new governor appointment was expected.

67.14 SUPPLEMENTARY AGENDA – The Chairman proposed that the newly appointed vicar be presented with a welcome gift up to the value of £45.00; in September as their involvement in community projects was important and of mutual benefit to the parish and council. The motion was seconded by Cllr White and supported by the majority. (Power of Competence.)

There being no further business the Chairman closed the meeting at 10.20pm.

Confirmed as accurate *C CASE* Chairman of Parish Council

Date.....14-8-2014