

RUYTON XI TOWNS PARISH COUNCIL MINUTES

A meeting of the Parish Council was held at Ruyton XI Towns Memorial Hall on **Monday 11th March 2013 at 7.30 pm.**

Parish Councillors In Attendance: Mr T. Allison; Mr S. Gittins; Mr J. Hamlett ; Mr M. Lewis; Mrs M. Lycett; Mrs D. Needham; Mrs R. Slowley (Chair).

Also in Attendance: Sue Hackett - Clerk & 6 members of the public.

132.12 PUBLIC SESSION – Mr Lord spoke of local residents concerns about the planning application 12/05197/REM Land to East of Cliffe House, and presented a detailed report see Appendix A of their objections and concerns. It supported that the conditions of the planning application had not been adhered to.

Mr Prince stated that he had at PGL recently received a number of complaints from local residents that guests and coach drivers were not using the directions distributed by the Centre. He confirmed that the directions did not direct visitors through the village.

The Chair thanked both for their reports.

133.12 WELCOME BY Vice-CHAIR & APOLOGIES – The Vice-Chair reported that the following apologies had been received:

Cllr Case unable to attend due to personal commitments.

Cllr White unable to attend due to personal commitments.

Cllr Johnston unable to attend due to illness. These were duly accepted and approved by Council.

134.12 COUNCILLORS DECLARATIONS OF PECUNIARY INTERESTS –Members were reminded that they must not participate in the discussion or voting on any matter in which they have a disclosable pecuniary Interest and should leave the room prior to the commencement of the debate. **None were declared.**

135.12 CONFIRMATION & ACCEPTANCE OF PREVIOUS MEETING MINUTES: Draft minutes of the Parish Council meetings held on 11th February'13 were confirmed as accurate. (Proposed TA; Seconded SG.) The Vice-Chair was instructed to sign the minutes as accurate.

136.12 SHROPSHIRE COUNCIL – The Clerk reported that Cllr Aggie Caesar-Homden had been unable to attend due to illness.

137.12 PLANNING MATTERS

a. The Council considered the following planning applications:

i. Cllr Slowley reported on the recent North SC Planning Committee Meeting where planning ref 12/04144/FUL had been considered. Council noted the report.

ii. Planning Ref 13/00603/FUL Fiveways, 1 Startlewood Cottages, Startlewood Lane Ruyton Xi Towns Proposed: Erection of single storey rear and side extn Council unanimously agreed not to comment.

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- iii. Proposed Birch Grove Development at Ruyton XI Towns as advised by SC Housing Landlord Services Team – Council confirmed that the item should be deferred until after the public consultation event (20th March) which a number of councillors agreed to attend. Item deferred to April meeting.
- iv. 12/05197/REM Land to East of Cliffe House – The Chair explained that amendments to the proposals had been received by SC Planning who had asked for the Council's comments. Having visited the site and considered the planning amendments the Council unanimously agreed to make the following responses (Proposed TA; Seconded SG) as shown:

"These comments are based on the application that was finally approved at appeal i.e. 09/0279/OUT. The latest drawings submitted to support the applicant's appeal are used as the "datum" for consideration of the current application (12/05197/REM) - these are dated March 2010. The current application refers to the "reserved matters" - effectively Detail Permission and Landscaping. These newer drawing are dated between Dec 2012 and March 2013. Another key relevant document is the Appeal Decision, available under planning reference 09/0279/OUT and dated November 2010.

It is clear from the analysis of the two sets of drawings that the current proposal has increased the height of the houses since Outline Permission was granted at appeal. Scaling from drawings (especially marked "Do not scale") is always risky, but it appears that the Reserved Matters drawings have increased the ridge line by approximately 1.5 to 2.0m. This is confirmed by the inclusion of a second floor in the drawings showing internal arrangements. The Drawings that gained Permission at appeal are listed in "Condition 5" of the appeal decision letter and include Drawings 0836/10 & 0836/11 These drawing very explicitly describe the properties as "2 Storey" and clearly show the ridge and eave height relative to adjacent local properties in Startlewood Lane. The current Reserved Matters proposal clearly describes a third floor. Not only does this change directly affect the "Line of sight" from adjacent properties, but also adversely affects the "Street Scene". Both of these aspects were considered important by the Planning Inspector.

To accommodate the extra stairs required to reach the third storey extra windows have been added to the gable end wall of the East Elevation of Plot 2. The appeal decision precludes such windows.

Based on these material changes, the Parish Council opposes the Reserved Matters Application and recommends that it be rejected. If planning officers are minded to approve the application despite this objection, the Parish Council requests that the application be "called-in" to be determined by the Shropshire North Planning Committee.

The Parish Council would also like to draw the Planning Department's attention to the following as several elements of very obvious non-compliance with the appeal decision letter and the outline permission that was granted at that time. Though these cannot be considered as "material planning matters" when considering the application, they remain important:

It is obvious that work has started, despite Reserved Matters not yet being agreed. The appeal decision specifically requires several aspects to be agreed in writing before development commences - Conditions 6, 10, 11, 12 & 14 all start with the phrase "No development shall take place until" It is crystal clear that development has not just commenced but is quite advanced despite this application being currently unapproved. The whole site has been cleared of topsoil, the levels have been struck and ground works for foundations are well under way - the outline of the individual building plots is clearly identifiable. In addition, trees marked on the drawings as "retain existing trees to boundary"

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have clearly been removed (Southern Boundary).

The Parish Council has previously requested an enforcement visit but has yet to be updated on its outcome”.

b. The Clerk reported the following SC planning decisions:

29 Aldersley Way Ruyton XI Towns

Ref. No: 13/00065/ Status: SC Permission Granted

Application for consent of reserved matters (scale, appearance and associated landscaping) pursuant to outline permission 09/02729/OUT.

Land adj Cross View School Road Ruyton XI Towns

Ref. No: 12/05123/FUL Status: SC Permission Granted

138.12 HIGHWAYS & FOOTWAY LIGHTING – The Council agreed that additional works to a street light be carried out at approx. cost of £26.00. The Clerk stated that identifying reported foot way lighting faults locations continued to be a problem for both members of the public, SC and herself. She illustrated this by circulating the map of SC and Parish lights. She recommended that Council number the lights which they are responsible for to assist in identification. She also brought to Council’s attention that there is a statutory requirement to inspect the condition of the light and support every 6 years. This was noted by members who deferred any decisions to be made to the new Council formed in May 2013. Cllr Gittins agreed to investigate the complaint about the Park Bank light.

139.12 SC PLANNING DEVELOPMENT CONSULTATION – The Chair reported on PPSC response which had been circulated to all members prior to the meeting. Council agreed and adopted it. Action Clerk to report to SC.

140.12 SC DOG ORDER NOTICES CONSULTATION – The Chair reported that a Working Party of councillors had recommended the following:

- Birch Grove and Marches Meadow as clearly defined fenced areas they should be dog free.
- Dunning Close is obviously a children’s play area and should be dog free.
- Bridge Inn field has no play equipment but is clearly for children. Mowed area to be a dog free zone.
- Doctors Meadow -The play area & football pitch although not fenced should be a dog free zone. The path, bridge and spinney areas should be accessible to dogs on lead.
- Future open space play areas that are built as part of future development in the parish should be automatically designated dog free. Adopted by Council.

141.12 FINANCE

a. Payments - Clerk to present suppliers invoices etc; which required authorisation by the Parish Council for payment. (Proposed TA; Seconded SG

Chq 344	Clerk	4th Quarter’s salary and mileage expenses	£1,605.6 2
	Post Office Ltd	4 th Quarter NI & Income Tax	£377.52

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Chq 345			
Chq 347	R Slowley	Reclaim of Council bus mileage	£37.80
Chq346	Staples	Ink cartridges	£53.82

- b. Receipts & Treasurer's Deposit Account – The Clerk stated that the Treasury Deposit Account balance as at 28-2-2013 was ££32,128.68 this included the annual VAT reclaim £227.90 and monthly interest of £6.68.
- c. Council considered and approved and adopted the updated Fixed Asset Register as at 31-3-2013. (Appendix B)

142.12 CLERK'S UPDATE REPORT & COMMUNICATION – The Clerk summarised the report. See Appendix A. This was noted by members who authorised her attended at the SALC Finance Training event in April ; Cost £20.00

143.12 LOCAL REPORTS

- a. Woodland Jubilee Diamond Project – Cllr Gittins reported that Pentons felling licence was required therefore SC delayed project till the Autumn.
- b. Local Joint Committee – Cllr Slowley reported on the recently held Planning Meeting. The public meeting was to be held on 21/3/2013 at Hordsley.
- c. Bus Shelter Repairs – Council agreed that if Cllr Case had not already issued instructions to D Peate; he was to contact Alistair MacDonald who had offered to do the repairs.
- d. Annual Parish Meeting – IT was agreed that the meeting was to commence at 7.00pm on 8 April and follow last year's agenda.
- e. Primary School – The Chair informed Council that a new headteacher had been appointed by Governors.

144.12 SUPPLEMENTARY AGENDA

- a. The Clerk gave a report on the need for the Council to adopt a FoI Act Publication scheme, which included a sensible pricing structure. It was agreed that a similar scheme to that of Condover Parish Council's scheme should be devised and publicised on the Council website. Action: Clerk.
- b. Parish Plan Steering Committee– Cllr Needham summarised the outcomes of a recent meeting and stated that the AGM was planned for July '13; when Kinnerley PC would be invited to speak about their Neighbourhood Plan.
- c. War Memorial – Repair & Restoration Project – Cllr Lewis explained that there was a need for a Working Party to be formed to progress the work carried out by Irena White. Council agreed that the Working party would be formed at the May meeting.

There being no further business the Chair closed the meeting at 21.27. Council were reminded that the next council meeting would follow the **Annual Parish Meeting on 8th April 2013 and would be held at the Memorial Hall at approx. 7.30 pm.**

Confirmed as accurate.....C CASE / /
CHAIRMAN OF THE PARISH COUNCIL