

RUYTON XI TOWNS PARISH COUNCIL MINUTES

OCTOBER 2013

A Parish Council meeting was held at Ruyton XI Towns Memorial Hall on Monday 14 October 2013 at 7.30 pm.

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

Also in attendance: Locum Clerk Anne Chalkley; Shropshire Councillor Nick Bardsley and 18 members of the public.

92.13 WELCOME BY CHAIRMAN - The Chairman opened the meeting.

93.13 PUBLIC SESSION – The Chairman explained the procedure for residents to participate in the Public Session. He then opened the floor to any resident who wanted to speak.

A number of residents gave their views about the planning application 13/03585/OUT. In summary residents objected to the planning application based on:

- Access on to the main Ruyton road and stating that the Parish Plan has highlighted this road as very busy and a danger to the public and children.
- There being no report to show any analysis on the impact these houses would have on further vehicle movements along what is recognised as a busy road.
- The proposed development being located at the highest point of the village, would dominate the skyline; as viewed from the road.
- The Brownhill site being a recognised historic area and protected by H13 Policy.
- Concerns for the wildlife habitat.

David Parker (Planning Consultant representing the applicant) informed the residents that he had noted every ones comments and also comments made on the SC Public Planning Portal. He would try to respond to as many residents as possible about their concerns in liaison with the SC Planning Officer. He concluded that a response from SC Highways with regard to the appropriateness of the planned access was still awaited.

Following further debate by residents over issues concerning access, the road, visual being impaired by hedging and a need for the SC Highways report the Chairman closed the public session.

94.13 APOLOGIES – The Clerk confirmed that apologies had been received from Cllrs White and Johnston – personal commitment. The Chairman reported that Cllr Niddrie-Davies and Cllr Lewis were unwell. These were accepted and approved by Council.

95.13 COUNCILLORS DECLARATIONS OF INTERESTS – Cllr Slowley declared an interest in agenda item 99.13(a) planning reference 13/03967/FUL as the property is directly opposite her home.

96.13 COUNCILLOR DISPENSATION REQUESTS – None received.

97.13 SHROPSHIRE COUNCILLOR REPORT – Cllr Nick Bardsley summarised the following:

- **Baschurch Fire Station** – He read the following report arising from the meeting held at Weston Lullingfields Village Hall on October 4th:

Present: Owen Paterson MP, representatives of Baschurch Parish Council and several neighbouring PCs from the operational area in which the Baschurch fire pump provides cover, Chief Fire Officer, John Redmond and a number of retained fire staff from Baschurch and other fire stations under threat of closure + NJB.

- 1) The Chief Fire Officer gave a detailed presentation explaining the budget issues affecting the Fire Authority. He demonstrated the low level of funding from central government for the Fire Authority compared to that for more urban areas such as London and Birmingham. Options to meet the deficit included the closure of three retained fire stations including Baschurch.
- 2) Owen Paterson responded that previous governments had introduced a distinct bias in Whitehall funding in favour of urban areas which affected not just funding for fire services, but many other areas of local government spending as well. The present government was seeking to redress the balance, but it would take time to 'turn the tanker around'! He had a meeting planned with the appropriate Minister before the end of November during which he hoped to persuade him that the Shropshire and Wrekin Authority needed some help. Any ammunition we could give him would be very helpful. He expressed the firm opinion that closing Baschurch Fire Station to save £150,000 did not make sense.
- 3) There followed a lengthy session in which Parish Councillors and others raised particular points. Amongst the issue raised were:
 - The inclusion within the Baschurch operational area of a particularly dangerous stretch of the A5. (Owen Patterson was unaware of this).
 - The planned substantial population growth in the area.
 - The presence of a significant number of residential establishments, some of them occupied by particularly vulnerable people e.g. Condover College homes.
 - The drastic reduction in fire cover which would result from the closure of Baschurch Fire Station.
- 4) In an informal discussion after the meeting, the suggestion was made and supported that the campaign needed to be stepped up a gear as Baschurch Fire Station is still an option to close. Cllr Bardsley urged everyone to keep writing to Owen Paterson.

The Chairman thanked Cllr Bardsley for his report and stated that Ruyton XI Towns Parish Council will be supporting the campaign to help save Baschurch Fire Station from closing down. The Chairman reported that there was a lot of information on the Baschurch Fire Station website.

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- **Neighbourhood Plan** – Cllr Bardley expressed his disappointment that neighbouring parish councils who had been approached were not at this time interested in partnering the Parish Council. He encouraged the Parish Council not to give up.
- **The Local Joint Committee Meeting** - Cllr Bardley reported that the next meeting was to be held on second Tuesday in November.

98.13 CONFIRMATION & ACCEPTANCE OF PREVIOUS MEETING MINUTES: Draft minutes of the Parish Council meeting held on 4 September 2013 were resolved without dissent as accurate. The Chairman was instructed to sign them as accurate. (Proposed: Cllr Allison; Seconded: Cllr Mrs Sanders-Royle.)

99.13 PLANNING MATTERS

- a. Council considered the following planning applications:

Cllr Slowley did not participate in the discussion and abstained in the vote; but was unable to leave the room/building due to inclement weather.

Reference: 13/03967/FUL (validated: 04/10/2013)
Address: Haughton Grange, School Road, Ruyton XI Towns
Proposal: Erection of single storey car port and garden store.
The Parish Council agreed to make no comment.

Reference: 13/03585/OUT (validated: 05/09/2013)
Address: Yardley, Ruyton XI Towns, Shrewsbury, SY4 1LR
Proposal: Outline application for residential development to include means of access.

After a lengthy discussion and Policy H13 for Ruyton XI Towns being read out by the Chairamn:

' Within the 'Area for No Further Consolidation' on the Ruyton XI Towns Inset Map, no new housing development will be permitted other than on the site identified.

3.119 – This policy is designed to protect the character of the Brownhill area of Ruyton XI Towns, and to avoid the creation of further vehicular accesses to serve new development on what is a dangerous section of road. There are sufficient opportunities for housing development elsewhere in the village'.

It was unanimously agreed by Council that the following comments be sent to Shropshire Council Planning Department. (Proposed: Cllr Case; Seconded: Cllr Spicer.)

That taking into account that the outline application is for four large homes (2,700 sq ft) built on a relatively small plot when compared with housing density in the area. There are over 25 letters of objection lodged on the Planning Web site. There are no letters of support. Many of the letters have a common theme.

The Parish Council objects on the following grounds:

- 1) **Road Safety** - Another 4 homes sharing the existing Yardley drive would be dangerous. It was recognised ten years ago that more vehicles exiting onto Brownhill would present an unacceptable increase in risk. This was one of the two key reasons for the introduction of Policy H13 that prohibited further development on Brownhill. Although Policy H13 has been absorbed into the Core Strategy as our Planning Authority has evolved, the substance remains and it just as valid today as it was then. Policy H13 described the Brownhill Road as 'dangerous' and that was 10 years ago. Our Parish Plan Survey of only 4 years ago confirm overwhelmingly that Parishioners wanted to retain this constraint on further development, and Shropshire Council have repeatedly assured both our Parish Plan Steering committee and our Parish Council that 're-jigging' the Planning Rule Book would leave the area just as protected in the future as it was then. We could list endless errors in the Design and Access Statement, especially the evaluation of vehicle speeds in the immediate area, but note these are very well covered in the various letters of objection. We support the points made in these letters and hence object to any development that exits onto the well-known hazardous area. For this reason alone, this application should be refused.
- 2) **Character of the Brownhill** - When Policy H13 was introduced 10 years ago, it clearly recognised that the Brownhill Area had a character that was considered worth protecting by a blanket constraints on any further development. This has been 'tested' by several Appeals against Planning Refusals, and on every occasion the Appeal has failed and the Refusal has prevailed. Our Parish Plan Survey of only 4 years ago confirm overwhelmingly that Parishioners wanted to retain this constraint on further development, and Shropshire Council have repeatedly assured both our Parish Plan Steering Committee and our Parish Council that 're-jigging' the Planning Rule Book would leave the area just as protected in the future as it was then. The Brownhill has lost none of its character in that time, and is just as deserving of protection now as it was then - nothing has changed except that local people have had the opportunity to support overwhelmingly this constraint. The Core Strategy Section 6 encapsulates this constraint. Very clearly, this proposed development would have a very adverse impact on the local character, as effectively described in many of the letters of objection. There are Buzzards that use the Oak tree (CS6). For these reasons alone, this application should be refused.
- 3) **Size of New Homes** – Ruyton XI Towns Parish Plan clearly explains that the Parish requires much smaller homes, suitable for first-time buyers. Again, this conclusion has been tested by endless consultation with our electorate. The size of these proposed homes disregards this input from the community who have bothered to express an opinion. The information in the application is totally inadequate in particular level surveys.
- 4) **Finally** - If Officers are minded to approve this application, the Council requests that it be referred to the Planning Committee so that Parishioners have the opportunity to address councillors.

Council agreed unanimously that should the planning application be referred to SC Planning Committee, (29/10/13) the Chairman, would represent the Council. (Proposed: Cllr Allison; Seconded: Cllr Spicer.)

Members of the public left the meeting with the exception of Dorothy Needham.

- b. The Clerk informed the Council of recent SC planning application decisions:

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Reference: 13/01418/FUL (validated: 24/04/2013)

Address: Land West of Birch Close, Ruyton XI Towns, Oswestry.

Proposal: Erection of three dwellings (following demolition of all buildings on site); formation of parking area; erection of boundary fencing.

SC Decision: Refuse.

Reference: 13/01580/FUL (validated: 25/04/2013)

Address: Land South West of Birch Grove, Ruyton XI Towns, Oswestry.

Proposal: Erection of two dwellings (following demolition of all buildings on site); formation of parking area; erection of boundary fencing.

SC Decision: Refuse.

- c. Parish Plan Update/Neighbourhood Plan Update – The Chairman reported that he had gathered information regarding questionnaires, parish plan, project plan etc that he would circulate to all councillors. Unfortunately, Baschurch Parish Council was at the moment not interested in a partnership arrangement and Great Ness & Little Ness Parish Council had recently updated their Parish Plan and Housing Needs Survey. The only Parish Council who had responded positively was West Felton Parish Council.

There followed some discussion over whether there was a need to engage an independent and experienced consultant to manage the project or just for particular tasks. The Chairman suggested that the questionnaires were not only delivered, but also collected. Council agreed that the Chairman to continue to progress this and keep SC Cllr Bardsley informed.

- 100.13 LOCAL REPORTS – Cllr Sanders-Royle reported that she had attended the Area Committee on the 1 October. The Chairman reported that he went to the SALC meeting at Shirehall, but as there were no parking spaces he returned home. Cllr Slowley had attended the Oswestry Area meeting where Keith Barrow had spoken about future budget cuts needed and other ways of delivering services.
- 101.13 HIGHWAYS & FOOTWAY LIGHTING – Three lights at Elbridge had been reported to the Clerk as faulty and had been repaired. Cllr Allison reported that the Dunning Close Play Area kick board is not in line with the road. The Chairman reported that the bench at Drs Meadow had been damaged by fire and that he was obtaining a quote for its repair. Council agreed that both seats needed varnishing.

Council agreed that the Chairman contact Shropshire Council to ask if they will adopt the lights in Birch Grove and Birch Close.

102.13 FINANCE

- a. Council considered the following payments as presented by the Clerk:

Cheque No: 617	V&W Electrics	Repairs to 3 lights at Elbridge	£123.71
Cheque No: 618	Post Office Ltd	Tax & NI for second quarter	£430.23

All payments were approved, checked and authorised by the Council by resolution, (Proposed by Cllr Case and Seconded by Cllr Spicer.)

- 74.13 CLERK'S UPDATE REPORT & COMMUNICATION – Appendix A.
The Chairman summarised the report and brought to the Council's attention:
- a. Councillors Vacancy – No applications received as yet by Clerk.
 - b. Check of SC website confirmed all parish councillors' Registers of Interest present.
 - c. Mid Wales Connection project – pack, posters and information received. Scanned relevant posters for distribution electronically (via YB) and kept Cllr AJ informed. Hard copy poster sent for display at Elbridge.
 - d. Detailed financial report deferred to November meeting; to include Budget Monitoring report and bank reconciliation. Balance per Bank Statement as at 30 September 2013 £40,951.
- 104.13 WAR MEMORIALWORKING PARTY- Cllr Sanders Royle reported that she worked with the Chairman on Heritage Lottery and War Memorial Trust Fund applications. She will be meeting with SC Highways to try and find a solution of how to keep traffic away from the War Memorial.
- 105.13 SUPPLEMENTARY AGENDA – A member asked if anyone was going to attend the SALC AGM. The Chairman reported that he would not be attending this year.

There being no further business the Chairman closed the meeting at 9.34pm and thanked everyone for attending. He announced that the next meeting would be held on Monday 11th November 2013 at 7.30pm at the Memorial Hall.

Confirmed as accurate.....*C Case*..... C CASE

Chairman of the Parish Council

Date.....11/11/2013.....