

## RUYTON XI TOWNS PARISH COUNCIL OCTOBER

A Parish Council meeting was held at The Victoria Room, Ruyton XI Towns at 7.00 pm on Monday 13<sup>th</sup> October 2014.

**Councillors in Attendance:** R Slowley (Vice-Chair); D Spicer; A White; A Sanders Royle; T Allison, and C Case (Chairman).

**Also in attendance:** SC Councillor N Bardsley, Clerk S Hackett and 14 members of the public.

### PUBLIC SESSION

- 91.14 WELCOME BY CHAIRMAN – The Chairman introduced David Spicer who gave a presentation on Safeguarding Young People and the responsibilities of the community. Following the presentation which was well received the Chairman opened the official council meeting at 7.40 pm.
- 92.14 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. Mrs Drinan also sent her apologies. These were approved and accepted by the Council.
- 93.14 COUNCILLORS DECLARATIONS OF PECUNIARY INTERESTS – Cllr A Sanders Royle and C Case declared pecuniary interests in planning application 14/04168/OUT due to their own properties being in close proximity to the development. Whilst Cllr Case declared an interest in planning application 14/04007/OUT as the applicant was a friend. These were noted by Council.

Council agreed to bring forward the following agenda item and standing orders were lifted enabling members of the public to speak.

- 98.14 BENCH/PLAQUE ON CLIFFE – Relatives of Mrs D.Carpenter explained what they would like to do at a specific bench on the Cliffe in memory of their deceased relative. The Chairman reinstated standing orders, Council discussed the different alternatives possible and a proposal was put forward and supported that a plaque be attached to the bench in memory of the relative, with a view to the family sponsoring refurbishment of the bench when it is needed.

The Chairman with the agreement of Council stated that given the number of planning applications to be considered a public session prior to each planning applications would be facilitated.

- 94.14 PLANNING MATTERS – The Chairman brought Council's attention to advice circulated today by SC Planning; summarising it as such:
- The planning application needs to be considered in accordance with legislation and relevant policy which applies at the point the decision is made.
  - Shropshire Council has stated (12/8/14) that it has a 5.47 housing supply.
  - Core Strategy policies can now be given full weight. And "It is un conformity with NPPF".
  - Saved OBC policies H13 and H12 are now encapsulated into CS 6.
  - Our Parish Plan is an integral part of the Core Strategy and as such carries weight as it is "Key Evidence" when considering the parish as a Community Hub (CS4).

- To ensure consistency, applications are to be considered in accordance with the above, until advice changes.

Council resolved that the 6 bullet point summary would guide the Council in their decisions when making future comments on planning applications to Shropshire Council.

a. The following planning applications were considered by Council:

Clerk informed Council that correspondence had been received from Dot & Idris Williams with regard to the planning application below. Given that no members of the public wished to speak; Council considered the application:

**Ref: 14/03841/OUT Proposed Residential Land off Olden Lane, Ruyton XI Towns**  
Outline application for erection of 3 dwellings.

Following some debate and taking into account correspondence received Council agreed to oppose the application as it is outside the Parish's development boundary arrived at through public consultation and submitted as part of the Council's adopted SAMDev submission. The Parish Council sees no material planning reasons why this application should be supported by SC. Should the planning officer be minded to support the application, the Parish Council requests that it be considered by its local SC Planning Committee, where local representation can be made. (Proposed CC; Seconded DS.)

*The Chairman left the room and Vice Chair took the chair; whilst Council considered planning application:*

**Ref: 14/04007/OUT The Gables, Ruyton XI Towns** Outline application for erection of a detached dwelling to include means of access.

Following some debate Council agreed that the application be opposed as it was outside the Parish's development boundary of the village. The latter having been arrived at through public consultation and submitted as part of the Council's adopted SAMDev submission. The Parish Council considered that no material planning reasons outweigh this. Should the planning officer be minded to support the application, the Parish Council requests that it be considered by its local SC Planning Committee, where local representation can be made. (Proposed CC; Seconded DS and AW abstained.)

*The Chairman returned to the room and resumed the role as chair of the meeting.*

**Ref : 14/04265/OUT Land adjoining Elmhurst, Little Ness Rd; Ruyton XI Towns**  
Outline application for erection of one dwelling.

The Chairman suspended standing orders.

Four members of the public expressed their views on the application which they opposed; access being a material concern; whilst the proposed property was not in keeping with its surrounding neighbouring properties.

The Chairman reinstated standing orders.

Following some debate Council agreed to oppose the application as the application is:

- Contrary to OBC policies H13 and HE12 which are now encapsulated into CS6.
- Inconsistent with style of buildings which front the nearby roads and
- Particularly concerned about the access. The Council would urge that Highways are consulted on this aspect.

Additional comments were noted the planning notice is not displayed and not all close neighbours have been notified of the application. (Proposer RS; Seconded AW.)

**Ref: 14/03483/OUT Bay Cottage, Little Ness Rd, Ruyton XI Towns** Amendments to outline application for the erection of 6 dwellings; including access.

The Chairman suspended standing orders and:

Berry's representative Helen Howie explained the amendments to the planning application below and misconceptions which had arisen. She went on to circulate photographs of the site stressing points with regard to proposed locations of buildings etc. Councillors asked a number of questions; whilst a member of the public expressed his concerns about the destruction of natural habitat.

The Chairman reinstated standing orders.

Following some debate Council agreed to continue to oppose the application as the reasons for the objection raised at the Council's meeting of 14/8/2014 are now strengthened by SC now having a 5 year housing supply and SAMDev having been formally submitted by SC to the Inspectorate.

Many members of the public left the meeting.

**Ref: 14/04101/OUT Walnut House, Little Ness Rd, Ruyton XI Towns** Outline application for erection of 4 holiday lets with associated parking.

Following some debate Council agreed that it had no objection in principle to the application as it supports tourism and the local economy; however:

- Care needs to be taken to improve access as it is considered particularly dangerous.
- Development must be unobtrusive as The Cliffe which borders the development is a local beauty spot enjoyed by many.
- The properties must be restricted to holiday let use only.

(Proposed CC Seconded DS. AW against.)

*The Chairman and Cllr Sanders Royle left the room.* The Vice-Chair took the chair suspended standing orders

A resident (Mr White) spoke of his concerns which were noted.

The Vice Chairperson reinstated standing orders.

**Ref: 14/04168/OUT Land adjacent to Darlee Cottage, Ruyton XI Towns** Outline application for erection of 2 dwellings to include access.

Following some discussion Council agreed to oppose the application for the following reasons:

- It conflicts with OBC policies H13 which is now encapsulated into Shropshire Council's CS6; and conflicts with CS11;
- Recent remedial work in the area suggests that a structural survey might be appropriate to ensure safe development;
- The proposed development is out of character with existing properties on Brownhill.

- Issues of sustainability as outlined in NPPF; did not support the development given the additional weight that SC's Core Strategy policies and SAMDev submission now has. Specific paragraph references to be referred to in comments submitted and supplied by Cllr Spicer. (Proposed RS; Seconded DS.)

*The Chairman and Cllr Sanders Royle returned to the room.*

- b. The Clerk reported that the following planning decisions have been notified to the Parish Council:  
Ref: 14/03479/FUL 5The Oaklands, Ruyton XI Towns. Proposed new vehicle access  
**SC Decision Permission Granted.**

Ref: 14/03340/FUL Park View Ruyton XI Towns Proposed erection of a garage with studio over.. **SC Decision Permission Granted.**

Ref. No: 14/03117/OUT Land Adj White CottageThe Cliffe Ruyton XI Towns Outline planning application for a detached bungalow...Status: **Application Withdrawn.**

The Clerk added that a report of recent pending applications could be found at Appendix E.

- 95.14 SHROPSHIRE COUNCIL – SC Cllr Nick Bardsley confirmed that application Ref : 14/02740/FUL Platts Mill Farm Proposed Kennels; was being decided by Planning Officers and not being referred to the North Planning Committee; although this had been requested by himself and the PC. As a result he had requested a meeting with SC Cllr Mal Price to try and encourage it to go to Committee. He confirmed that the Five Perrys LJC was to meet in October; the Chairman agreed to attend.
- 96.14 CONFIRMATION & ACCEPTANCE OF PREVIOUS MEETING MINUTES: Draft minutes of the council meeting held on 8/9/2014 were confirmed as accurate by Council; with the following significant amendment; “Aderley” was amended to “Hordley” at Min. 74.14. The Chairman was then instructed to sign them as accurate. (Proposed AW; Seconded RS.)
- 97.14 DEFIBRIALATOR PROJECT – The Chairman stated that he had two new volunteers and that there were now 9 volunteers. It was agreed that a further advert for volunteers should be circulated locally and Cllr Johnston asked to enquire whether training could be shared with Packwood.
- 98.14 BENCH/PLAQUE ON CLIFFE – See above.
- 99.14 WAR MEMORIAL TASK GROUP- Cllr Sanders Royle reported that she had recently received confirmation that the application had not been successful. Cllrs Case and Sanders Royle to meet and discuss future action.
- 100.14 HIGHWAYS & MAINTENANCE ISSUES & FOOTWAY LIGHTING:
- a. VAS Project – The Chairman reported that action was awaited from SC; Clerk & Cllr Nick Bardsley to follow up with SC Officer.
  - b. Maintenance issues – Council confirmed their disappointment that 4 street lights on Brownhill still required urgent attention from Scottish Power. Clerk to follow up.
  - c. Road closures at Hordley started on 6/10 as planned. Cllr Bardsley confirmed that the work was due to be completed within the 4 week time scale.
- 101.14 ANNUAL RISK ASSESSMENT- Council considered the updated risk assessment (Appendix B) and resolved unanimously to adopt it. To mitigate the risk of being unable to pay suppliers Cllr Spicer agreed to become a cheque signatory. Clerk to arrange.

- 102.14 APPOINTMENT OF INTERNAL AUDITOR Council agreed that Mr Bernard Townson should be re-appointed as internal auditor for 2014/15 based on his past work and on the understanding that costs would be in the region of £120-00 dependent on time spent. Action: Clerk to inform Mr Townson and request written confirmation of his continued independency.
- 103.14 FINANCE
- a. Payments – Council resolved that the following suppliers invoices/documents adequately supported the following payments which were subsequently authorised:
    - Chq 712 D Peate Aug/Sept Village Maintenance £315.00
    - Chq 713 Post Office Ltd (Tax due to HMRC for second quarter) £368.40
    - Chq 714 Mazars ( External Audit) £120.00
    - Chq 715 Ruyton XI Towns PCC ( Room hire 13/10/14) £15.00
  - b. Aug/Sept Treasury Report – The Clerk gave a report ( Appendix A) and confirmed that the reconciled balance as at 30/9/14 was £43,657.
  - c. Sept Bank Reconciliation – To be confirmed as accurate by Council at next meeting.
  - d. Sept Budget Monitoring Report – See Appendix D. Council noted the report which indicated that the Council was well within budgeted expenditure.
  - e. St Lighting Contract – Having considered the report circulated by the Clerk, Council agreed to terminate it's current contractor and appoint Highline Electrical with effect from 24/11/2014. *(Details of the report were treated as confidential due to members of the public being present.)*
- 104.14 PLACE PLAN – Council noted that it required updating by 31 Dec 2014. Council delegated the matter to Parish Plan Steering Group to review and report back by December meeting (8/12). Action: PPSG.
- 105.14 CLERK'S UPDATE REPORT & COMMUNICATION – See Appendix A which was noted by Council. Clerk also updated Council on recent correspondence received.
- 106.14 LOCAL REPORTS – The Chairman summarised outcomes of a recent SALC Executive meeting. The Vice- Chair updated Council on the Oswestry Area Committee meeting which she had attended.
- 107.14 LOCAL RECREATIONAL AREAS- Council discussed Shropshire Council's proposal to transfer the responsibility of maintenance of the recreational areas to the Parish Council. Council resolved that whilst it was agreed to in principle; based on a zero long term budget this was not cost effective for the PC. (Proposed CC; Seconder DS; RS Abstained.) Action: Clerk to inform SC.
- 108.14 ADOPTION OF NEW FINANCIAL REGULATIONS Appendix C – It was agreed to defer the item to the November meeting.
- 109.14 SUPPLEMENTARY AGENDA – Cllr Slowley raised the parking issues associated with the development at Big Walls. It was agreed that the developer should be approached at the end of the project should damage to public areas not have been reinstated.

There being no further business the Chairman closed the meeting at 10.20 p.m. He confirmed that the next parish council meeting would be held on 10<sup>th</sup> November 2014 at 7.30 p.m. at The Victoria Room. Confirmed as accurate..... C CASE CHAIRMAN

Date.....

Appendix A Clerk's Report

Appendix B Annual Risk Assessment

Appendix C New Financial Regulations

Appendix D Budget Monitoring Report

Appendix E: Clerk's Report on Recent Pending Planning Applications:

Appendix E: Clerk's Report on Recent Pending Planning Applications:

Erection of single storey extension to rear elevation and detached garden store; elevational alterations; formation of enlarged terrace area with dwarf walling.

The Wheelhouse Shotatton Ruyton XI Towns Shrewsbury Shropshire SY4 1JG Ref. No: 14/03733/FUL | Received: Mon 18 Aug 2014 | Validated: Mon 18 Aug 2014 | Status: Pending Consideration

Erection of 2 detached dwellings; formation of vehicular access

Land Adj. Heath Cottage Weirbrook West Felton Oswestry Shropshire SY11 4ES Ref. No: 14/03629/FUL | Received: Mon 11 Aug 2014 | Validated: Mon 11 Aug 2014 | Status: Pending Consideration

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

Purton Villa Church Street Ruyton XI Towns Shrewsbury Shropshire SY4 1LA

Ref. No: 14/03158/REM | Received: Mon 14 Jul 2014 | Validated: Mon 14 Jul 2014 | Status: Pending Consideration

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

Admiral Benbow Church Street Ruyton XI Towns Shrewsbury Shropshire SY4 1LA

Ref. No: 14/03043/FUL | Received: Fri 11 Jul 2014 | Validated: Tue 22 Jul 2014 | Status: Pending Consideration

Outline planning application for the erection of 1 dwelling with garage to include access

Proposed Dwelling Rear Of The Talbot Inn Church Street Ruyton XI Towns Shropshire Ref. No:

14/03025/OUT | Received: Mon 07 Jul 2014 | Validated: Tue 15 Jul 2014 | Status: Pending Consideration

Erection of 2 storey extension, single storey pool house with link extension

Coton House Ruyton XI Towns Shrewsbury Shropshire SY4 1JE Ref. No: 14/02856/FUL

Received: Thu 26 Jun 2014 | Validated: Thu 03 Jul 2014 | Status: Pending Consideration

Erection of 2 storey oak frame sunroom and bedroom. Single storey pool house linked to the house by a glazed oak frame link

Coton House Ruyton XI Towns Shrewsbury Shropshire SY4 1JE Ref. No: 14/02857/LBC |

Received: Thu 26 Jun 2014 | Validated: Thu 03 Jul 2014 | Status: Pending Consideration

(As downloaded from SC PAS.)