

# RUYTON XI TOWNS PARISH COUNCIL

## 31 MAY 2022 EXTRA ORDINARY MEETING MINUTES

An Extra ordinary meeting of the Parish Council was held at St John the Baptist School, at 6.30 pm on Tues 31st May 2022.

Parish councillors in attendance: Mr T Allison, Mrs K Coldwell, Mr S Denyer, Mr B Edwards, Mr M Eyles, Mr R Hamlett, Mrs A Lister, Mr L Penton.

Also in attendance:, Lydia Bardsley (Clerk), Nick Bardsley (Shropshire County Councillor), Public: 14

Meeting started at: 6:32pm.

### **23/22: Welcome by Chairman**

In the absence of Cllr Spicer, Vice Chairman Cllr Lister took the chair. The Chairman opened the meeting and welcomed everyone present to the meeting. It was **NOTED** that prior to the start of the meeting, newly co-opted Councillor, Kerry Coldwell had signed the declaration of acceptance of office.

### **24/22: Apologies**

Apologies were received from Cllr Spicer (health), Cllr Gittins (work commitments). It was **RESOLVED** to accept these.

### **25/22: Disclosure of Pecuniary Interests and Dispensation**

Cllr Rob Hamlett declared an interest in agenda item 27/22 (planning application appeal).

### **26/22: Public session**

Members of the public shared the following comments:

The applicant gave a summary of the appeal statement that had been shared at the previous council meeting, and detailed differences in appeal plans to the original development proposals which were refused. The shepherds huts are in accordance with the Caravan Act as they are mobile and towable. There will be Grasscrete standing which can be reverted to normal if needed. There will be 1 parking space per hut, total of 2 cars. In total there will be 2qty 4-berth units. Applicants are proposing to add in a passing place to address some concerns, and the Highways report is in agreement with those proposals.

The Chair opened the floor to residents to share their views on the appeal, as follows:

Representation in support (summarised):

- Farming is an integral part of the community, and community needs to support farmers trying to diversify. Want to support farmers so they aren't forced to give up farm, which could lead to loss of green belt. Views from neighbouring homes only possible because of farming.
- Shepherds huts will support a small amount of tourism and bring money to area. Visitors can enjoy the arboretum and countryside.
- Small boutique business, important to support small local businesses, and employment opportunities.
- Minimal traffic movements/pollution with only two parking spaces, minimal impact on highway. Benefits outweigh possible impact and concerns.
- Not concerned about light pollution as only two huts.

- The family have lived here for many years, with a young family. They don't want to ruin the area, they want to enjoy where they live and keep it nice. They want to encourage visitors to respect our area.

Representations objecting to appeal: Members of the public were present who would be objecting to the appeal but they did not have comments to share at this time.

## **27/22: Planning application appeal – Council to consider and agree response**

1. Appeal: [Land East Of Mill Lane, Brownhill, ref: 21/04897/FUL](#) (appeal ref: [22/03011/REF](#))

Deadline for representations: 14.06.2022

It was **NOTED** that the appeals process allowed the Parish Council and other third parties to write to the inspector, even if they had not shared their views at the application stage. If views had been shared and third parties/ the Parish Council has something new to say, then they can also write to the inspector. All representations must clearly state either:

“I am against the appeal proposals” and give reasons why (explaining if it is for the same reasons as Local Planning Authority (i.e. SC).

Or “I support the appeal proposals” and explain the reasons why.

### **Cllr R Hamlett left the room at: 18.51**

Applicants clarified that there were no plans for more than 2 huts. First stage would only be one hut, and perhaps build second one depending on success of first hut. Applicants don't want site to lose its appeal as a small, secluded site. Questions had been raised by public about signage to the site. Applicants felt they wouldn't necessarily need signage, as Mill Lane has a street name sign already and directions will be given to visitors with bookings. If applicants decide they do want some form of signage they would be happy to work with community to ensure it is in keeping and acceptable.

Comments in support –sustainability should not be assessed on distance of proposed site to farming operation, should be on basis of distance to local amenities. Proposed passing place will benefit community beyond the addition of two cars staying in the shepherds' huts. Some Cllrs disagreed with SC arguments that scale and design are not in keeping with local setting.

It was **NOTED** that the argument about distance of site from farming operation is due to the site being not quite adjacent to the existing settlement.

After discussion and a vote, it was **RESOLVED** to keep the Council's previous neutral comment and make no further comment to the planning inspector.

## **28/22: Future agenda items**

Councillors are requested to use this opportunity to report minor matters of information not included elsewhere on the agenda and to raise items for future agendas.

**Councillors are respectfully reminded that this is not an opportunity for debate or decision making.**

- Pedestrian crossing just outside school, cowl knocked out of alignment, flashing yellow lights aren't visible (on south side of Church street).

There being no further business, the Chairman thanked everyone for their participation and closed the meeting at 7.15 pm.

Confirmed as accurate: \_\_\_\_\_Chairman. Date: \_\_\_\_\_

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