RUYTON XI TOWNS

PARISH COUNCIL

MINUTES of the Ruyton XI Towns Parish Council Extra-ordinary meeting held at Victoria Rooms, Ruyton XI Towns on Thursday 15th May 2025 at 7.00 pm

Present: Cllrs Tamarin Bibow, Kerry Coldwell (Chair), Mervyn Eyles (Vice Chair), Nick Kynaston, Anne Mitchell & Rachel Paton
In attendance: The Clerk, Mrs M Baker; and 8 members of the public.

19/25 Welcome by the Chairman - the Chair welcomed all those present and thanked them for attending this evening.

20/25 Apologies
Apologies were received and accepted from Cllrs T Allison, P Dean & D Peate

21/25 Declarations of Interest and Requests for Dispensation
None. However, it was noted that D. Peate, who has objected to the planning application 25/01004/AGR, does some work for the Council. All Councillors present stated that this would not influence their opinion this evening.

22/25 Public Session
A resident raised objections to planning application 25/01004/AGR:

- Structural Integrity: The proposed plans are close to their property, raising concerns about vibrations from large vehicles and potential collisions. The 12ft track with stone walls and a tight corner is unsuitable for large vehicles, as it was designed for carts.
- Fire Hazard: The proposed barn's storage of hay poses a fire risk due to its proximity.
- Privacy, Safety & Wellbeing: The proximity impacts these factors.
- Liability: Concerns about liability arise. Another site would be better suited for the proposed plans.

A representative for an absent resident voiced concerns about the proposal's impact on their property. They noted fire hazards due to the track not accommodating a fire engine and the lack of a nearby fire hydrant. Haybarns are prone to catching fire, notably from self-combustion, and the timber construction increases this risk. With the applicant not residing on site, monitoring would be insufficient. Additionally, the revised plans place the construction within 4 meters of existing properties.

Another resident mentioned that the Site Planning Notice was not posted near the gateway or the affected residents' properties. Placing it by the gateway would have been more open and transparent.

A further resident said why has the application been made in the first place; the site is unsuitable.

Another resident said that the revised plans have made the situation even worse; the site is unsuitable because of access.
Another resident said that they are worried about the suitability of the site and what will be the future of the site.

23/25 Planning Decisions and Applications

i. To note planning decisions made since the last meeting
None

ii. To consider and agree responses to planning applications:

Reference: **25/01004/AGR**
Address: East Of School Road, Ruyton Xi Towns, Shropshire
Proposed Development: Agricultural Storage Shed

It was **RESOLVED** that the following response will be made to Shropshire Planning Authority: **Refusal** on the following grounds: - Prejudice highway safety; failure to meet access and on-site turning standards; road system is inadequate; excessive bulk and scale, visually damaging in the landscape and setting; conflict with character of the area; visually impacts a right of way; risk of flooding; generating noise and disturbance of neighbours; fire risk due to hay being highly combustible, a gas meter near the tight access point and the nearness of homes. The submitted plans are technically not accurate, and not fit for purpose.

The Parish Council also wishes to raise its concern that this application has been dealt with as an agriculture application, when similar planning applications within our local planning area have been dealt with as a Full planning application.

24/25 Date of the next meeting
The next meeting shall be held on June 3rd, 7pm at the Victoria Rooms.

Meeting closed at 7.44pm