

**BUILDWAS PARISH COUNCIL  
COUNCIL MEETING  
On Monday 3<sup>rd</sup> September 2018  
At 7:30pm in Buildwas Village Hall**

**1) To record persons present**

Cllr. J Grainger (Chairman), Cllr. J Heath, Cllr. S Heath, Cllr. V Morgan, Cllr. S Ratcliffe, Cllr. R Wilcox

**In attendance:** Mrs S Morris (Clerk), Cllr. C Wild (Shropshire Council), 2 members of the public

**2) To receive apologies for absence**

None.

**3) To receive disclosures of disclosable pecuniary interests & dispensation requests**

<u>Councillor</u>	<u>Item</u>	<u>Nature of interest</u>
Cllr J Heath	10c (i)	Cllr Heath carries out work for Home Farm.
Cllr S Ratcliffe	10b(iii)	Prejudicial interest; application impacts on land owned by Cllr Ratcliffe's family.

**4) Public Session**

The public session was deferred until item 10 of the meeting as the members of the public present had attended in relation to planning matters.

**5) Confirmation and adoption of the minutes of the council meeting held on 2<sup>nd</sup> July 2018**

It was **RESOLVED** to adopt the minutes as being a correct record and they were duly signed by the Chairman.

**6) Matters Arising from the minutes**

Standing water. This issue had been resolved by repairs to the water main.

Cllr S Heath pecuniary interests and acceptance of offer forms. Cllr Heath completed and signed the forms as required.

Bank mandate. The Clerk tabled the updated bank mandate forms for signatories to authorise the changes: Chris Meads removed as signatory, Cllr L Pratt added as signatory.

Asset register. The Clerk presented an updated Asset Register which included the recently purchased laptop and the Chairman and Clerk signed the Asset Register.

Replacement of road speed sign. The Clerk had forwarded to the Highways team the photographs sent by Cllr Ratcliffe for the Council to pursue an insurance claim for the cost of the replacement sign.

Yew trees in churchyard. Cllr Grainger reported that Mr Rickards had not yet received payment for work on the yew trees as the Parochial Church Council was currently having difficulty authorising payments from their account. As the cheque for the Parish Council contribution towards payment had not yet been paid to the PCC, councillors discussed whether this contribution could instead be paid directly to Mr Rickards. Cllr Ratcliffe indicated that the issue on the PCC account may soon be resolved and that this would become clearer towards the end of the week. It was **RESOLVED** that if after Friday 7<sup>th</sup> September the PCC was still unable to pay Mr Rickards for his work, Cllr Grainger and Cllr Heath were authorised to sign a cheque for £250 to Mr Rickards and to destroy the previous cheque (549) made payable to the PCC.

Planning status. At the previous meeting, the Parish Council had voted in favour of remaining a Community Cluster. Following discussions with the Planning Officer regarding a recent application, Cllr Grainger highlighted that the status of Community Cluster did not appear to offer any protection from development over the agreed SAMDev number in the Local Plan, whereas a planning status of Open Countryside would lead to such developments being automatically turned down. It was noted that objections could still be raised on material grounds under the Community Cluster status. Councillor Wild clarified that Open Countryside status would not mean that no development would take place; development such as conversion of existing barns or for local need would still be permissible under planning policy. Councillors agreed that this issue required further consideration and it was **RESOLVED** to add an item to the next meeting agenda to discuss this matter and take another vote on planning status. Councillors were referred to the Shropshire Council website which held information about both Open Countryside and Community Cluster status to inform the discussion at the next meeting.

**7) Shropshire Council Report: Councillor C Wild to report.**

Councillor Wild had reported regarding planning status in item 6. She also emphasised that the development at the power station site would have a significant impact locally and that the involvement of local people in the process would be crucial.

**8) Power Station site development: To discuss any issues arising from the Harworth Group presentation, identify issues to raise with Harworth Group and agree Parish Council involvement moving forwards**

It was **RESOLVED** that an item would be added to the next meeting agenda to discuss questions and issues to raise with Harworth regarding the development. Cllr Grainger would attend the Stakeholder Engagement Workshop in September.

**9) Finance:**

**a) To approve annual insurance cover**

The insurance had been updated to include the acquisition of a laptop, at no additional cost. It was **RESOLVED** to approve the annual insurance cover as part of the 3-year agreement with Zurich insurance.

**b) To approve payments of accounts**

It was **RESOLVED** to approve the following payments:-

Ref	Chq no.	Payee	Item	Amount
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P20-1819	550	E-on	Street lighting maintenance contract	£24.00
P21-1819	551	S Morris	Clerk expenses (inc laptop & software)	£411.72
P22-1819	552	Zurich	Insurance renewal	£306.97
P23-1819	553	BestHost	Domain renewal	£13.50
P24-1819	554	HMRC	PAYE	£1.20
	555	S Rickards	Yew tree cutting contribution	£250

**c) To note payments made between meetings**

It was **RESOLVED** to approve the following payments:-

Ref	Payee	Item	Amount
P16-1819	N Power	Street light electricity	£39.33
P17-1819	N Power	Street light electricity	£62.46
P18-1819	S Morris	Clerk salary	£184.95
P19-1819	Sign & Poster Ltd	Park sign overlay stickers	£31.14

**10) Planning matters**

**a) Notifications & updates on previously reported applications**

REF: 18/01327/FUL 2 Saplins Lane. Erection of a replacement dwelling  
Decision: Grant Permission

**b) Applications for comment**

(i) REF: 18/02756/REM Appleby Erection of 2no dwellings with associated access to include appearance, layout and scale (Plot 2 only).  
No objections.

(ii) REF: 18/03597/FUL Land At Ironbridge Power Station, Buildwas Road, Ironbridge  
Construction of 20no wildlife ponds.  
No objections.

*Item 10)c)(iii) was deferred to allow representations to be made.*

**c) Comments submitted between meetings**

(i) REF: 18/00186/OUT Land SW of Home Farm.

Following consultation with Councillors by email, the Parish Council had resubmitted objections on the same grounds as to the original application. "The parish council objects to this application and wishes to highlight the following concerns - single storey would be more appropriate due to overlooking, orientation of the houses needing to be considered to avoid overlooking, access arrangements on to the plots need to be re-considered and moved to the southerly end. The site has not been previously identified as a preferred location for development by the parish. The issue of cumulative impact needs to be considered as Buildwas has exceeded its SAMDEV quota of 10."

Councillor Morgan informed the Parish Council that the Planning Officer had written to the agent of the developer to highlight the objections received and to propose amendments which could be made to alleviate some of these concerns. The Planning Officer had also requested a drawing to show clearly the proposed ridge

height, as one of the key objections was the impact on privacy of neighbours and that the new homes should be in keeping with the character of current dwellings. A member of the public spoke to outline his objections as a neighbour of the proposed development particularly with regard to light ingress and reduced privacy at his home. Councillor Morgan stated that two other residents had raised objections to the application but had been unable to attend the meeting to make representations. It was noted that the Parish Council had submitted objections to the application, and would await the outcome.

**11) Correspondence – for comment:**

- a) Local Transport Plan workshop – 19<sup>th</sup> September 2018 (email 31<sup>st</sup> July 2018) - noted
  - b) Highways Risk Based consultation – deadline 23<sup>rd</sup> August 2018 (email 27<sup>th</sup> July 2018) - noted
  - c) To consider request for provision of football goal at park (email 15<sup>th</sup> August 2018)
- It was **RESOLVED** that Councillor Wilcox would investigate the cost of a football goal and survey the site to identify a potential location, to feed back to the next meeting.

The Clerk highlighted that the annual ROSPA inspection report had been received. There were no urgent recommendations contained within the report. It was **RESOLVED** that Councillor Wilcox would visit the playground and review the site against the recommendations of the report, to feed back to the next meeting.

**12) Parish Matters**

**a) Update on matters previously reported**

- (i) Update on planning enforcement case 17/05324/ENF – parking issue  
A resident had removed a hedge and installed a parking space without seeking the appropriate permissions. The Clerk had requested an update on this case at the request of Councillor Morgan, as he was aware that the parking space had now led to water draining off and flooding a neighbour's property. The Planning Enforcement Support Officer had responded to state that the creation of access and parking area did require planning permission. However Council Highways raised no objection and an application to regularise was invited by Officers. That being the case, there were no grounds to take enforcement action.
- (ii) Issues re. payment for yew trees  
This had been discussed under item 6.
- (iii) Response from Buildwas Academy re. road safety  
There was nothing further to report.

**b) To receive reports of new parish matters**

- (i) Informing residents of power station development plans. Councillor Heath proposed that there should be a mechanism for the Parish Council to inform residents of the progress of the power station development. It was **RESOLVED** that the presentation which had been given by Harworth would be uploaded to the Parish Council website, and could also be added to the Village Hall website, and a summary would also be included in the Parish Council

article in the local newsletter. Updates would be provided in this way as the development progressed.

*Item 10)c)(iii), which had been deferred to allow the attendance of a resident, was now discussed.*

*Councillor Ratcliffe left the meeting due to his pecuniary interest in the following item.*

## **10) Planning matters**

- c) (iii) REF: 18/03596/REM Proposed Residential Development West Of Church Farm  
Residential development of 4 dwellings to include access (amended description)

A representative of Church Farm spoke to raise concerns about the access to the farm as designated on the application. The current proposal would prohibit farm vehicles from being able to turn right onto the access road. They would instead have to turn left and join the highway on the bend by the Church which was a concern due to the speed of the road. The plan submitted suggests that there is a dog leg at the access point which would alleviate the turning issue but this is not, in fact, present on the site.

The Parish Council discussed the application and the concerns raised and queried whether the road width and visibility were sufficient for agricultural vehicles. It was **RESOLVED** that the following objection to the application would be submitted:-

The Parish Council has significant concerns that the access towards Church Farm bungalow and the farmland beyond is inadequate for agricultural vehicles, which are in regular use here. The visibility splay at the turn from the farmland is inadequate. The access road as shown on the plans will prevent agricultural vehicles from turning right, and they will be forced to join the highway on a bend which causes road safety concerns.

The meeting closed at 8:45pm.