

Buildwas Parish Council
COUNCIL MEETING
On Monday 5th March 2018
at 7.30pm in Buildwas Village Hall

MINUTES

Present: Cllr. (Chairman) J. Grainger, J. Heath, L. Pratt, R. Wilcox

Absent: Cllr. C. Meads, V. Morgan

In attendance: Rebecca Turner (Clerk), Shropshire Councillor Claire Wild, 11 members of the public

1) Election of Chairman

Cllr. Meads resignation as chairman was accepted. Cllr. Morgan chaired this item. It was **RESOLVED** to elect Cllr. Grainger as chairman. It was **RESOLVED** to grant her an extension to sign a declaration of acceptance of office at the end of the meeting.

2) Election of Vice Chairman

Not needed.

3) Apologies for Absence

Received from Cllr. Meads.

4) Declarations of Disclosable Interests & Dispensation Requests

Cllr. Heath – pecuniary and Cllr. Morgan – bias ref. item 11b (i), application 18/00186/OUT

5) Public Session

The agent for application 18/00186/OUT spoke. The application is outline and therefore seeking approval for development in principle. The agent did a pre-app enquiry and location in principle was seen as sustainable. In terms of objections, SC's highways officer has not objected. Ref to HGVs using the lane in the past but applicant has assured that landfill use will not occur again. Planning rules prefer houses 20 metres away from each other for overlooking. The houses are at least 31 metres from neighbours and there is a hedge as screening. Surface water on road – at reserved matters, drainage officer would require drainage assessment to drain within the site. Environment - hedges around and between dwellings can be planted. Overall believes development meets policy and allows for small, steady growth in village.

Public questions – hedge removal – a hedge as wide as a vehicle will be removed. Concern re headlights being an annoyance to neighbours. Concern that hedge too low to prevent line of sight into dwellings – 31 metres apart. Neighbours said land is elevated

though. Planning may ask for a topographical survey. Concern as houses facing towards neighbours. Is it for 3 houses or 5 as says 5 elsewhere on paperwork – agent said application is for 3. Cllr. Wild asked if bungalows have been considered. Width of the road a concern. Drainage concerns including on the lane and access track on which there is a constant flow of water. Neighbour had already had flooding on his ground floor due to surface water. Groundworks query as soft ground – concern re disruption from drilling/inserting piles – concern re surface cracks etc due to vibrations, dust contamination. Cllr. Wild said detailed issues raised not part of outline application. Outline does not give certainty re the end result. Changes to the character of the area to a housing estate. Indicative dwelling sizes circa 155 sq. metres. Concern re further development beyond the site in future.

6) Confirmation and adoption of minutes of the Council Meeting held on 8th January 2018

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

7) Matters arising from the minutes

None.

8) Shropshire Councillor report

Cllr. Wild had reported in the Annual Parish Meeting.

9) Police Report

A police report had been received covering 23rd Nov 2017 to 1st Feb 2018:

| | | |
|------------------|-------------------------|----------------------|
| Assault: 0 | Theft: 0 | Burglary Other: 1 |
| Vehicle Crime: 1 | Criminal Damage:1 | Burglary Dwelling: 0 |
| Other: 1 | Road Traffic Incident:5 | Road Collision: 1 |
| ASB Personal: 0 | ASB Environmental:6* | ASB Nuisance: 0 |

*6 incidents of Trespass at Ironbridge Power Station

10) Finance

a) Accounts for payment

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

| Ref | No | Payee | Item | Net | VAT | Gross |
|----------|-----|----------|----------|---------|-------|---------|
| P47-1718 | 535 | R Turner | Expenses | £66.00 | £0.00 | £66.00 |
| P48-1718 | 536 | HMRC | PAYE Q4 | £122.40 | £0.00 | £122.40 |

b) Payments already made

It was **RESOLVED** to approve the following payments already made:

| Ref | No | Payee | Item | Net | VAT | Gross |
|-----|----|-------|------|-----|-----|-------|
|-----|----|-------|------|-----|-----|-------|

| | | | | | | |
|----------|------|----------|------------------|---------|-------|---------|
| P41-1718 | DD | Npower | Electricity | £0.67 | £0.03 | £0.70 |
| P42-1718 | DD | Npower | Electricity | £29.77 | £1.49 | £31.26 |
| P43-1718 | 534* | S L Bott | Leaves clearance | £120.00 | £0.00 | £120.00 |
| P44-1718 | SO | R Turner | Salary January | £163.33 | £0.00 | £163.33 |
| P45-1718 | SO | R Turner | Salary February | £163.33 | £0.00 | £163.33 |

*Previous cheque void as lost in the post

c) *Income received:*

None.

11) Planning applications

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

- i) 17/01867/FUL - Former Post Office, Park View, Buildwas, Telford, Shropshire, TF8 7BY- Erection of a two storey building for A1/ A2 Use Class at ground floor with 1No studio flat unit above and external alterations following demolition of existing Post Office building (Amended Description)

Decision: Grant Permission

b) **Planning applications for comment**

- (i) 18/00186/OUT - Land SW Of Home Farm, Buildwas, Shropshire - Outline application (access for consideration) for the erection of 3 detached houses; formation of vehicular access

Comments: It was **RESOLVED** to object and 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 site for development and cumulative impact as Buildwas has exceeded its SAMDEV quota of 10.

- (ii) 17/05795/FUL - Abbey House, Much Wenlock Road, Buildwas, Telford, Shropshire, TF8 7BP - Change of use from social club (Sui Generis) to part residential dwelling (C3) and part hotel (C1)

Comments: It was **RESOLVED** to support as it's a diversification of use in the village.

12) Correspondence

The following correspondence was noted with no comments to make:

- (i) *SALC Information Bulletins*
 (ii) *Town and Parish Council Forum 7th March*
 (iii) *Ironbridge working party*

It was **RESOLVED** to request that the parish council be represented on the party and the delegate would be Cllr. Pratt with substitutes to be sent as needed.

13) Parish Matters

a) Updates on matters previously reported

(i) Buildwas Village Hall project

The clerk has located the deeds to the hall. Cllr. Grainger – Mr and Mrs Morgan have offered to pay to re-build the hall. The most recent proposal is displayed on the wall in the Village Hall. Discussion re whether to keep footprint and extend either end or build a squarer structure. Positioning of the hall undecided. A further pre-application meeting is to be held. Squarer hall currently favoured by Mr and Mrs Morgan. Issues such as parking need careful consideration. Village Hall supports the re-building but subject to planning process etc being followed. The parish council are trustees of the hall.

(ii) Speed reduction scheme

Richard Ayton had advised that a draft scheme design should be ready by end of March.

(iii) Concern re B4380 Junction by Buildwas Cottages bollard and road markings at junction with A4169

No further action.

(iv) Broken 30 mph VAS sign

The sign will be replaced but due to cost highways advise they have been delayed in doing so.

(v) Sign in the AONB

The AONB officer has advised that it is highly unlikely the sign would need planning permission. He had also said that they are hoping to refurbish the existing AONB signs in the area.

(vi) Retention of council records and GDPR

It was **RESOLVED** to appoint DM Payroll Services, at a cost of £200 per annum, to act as Data Protection Officer (contact: Ben Malley) and assist in the preparation for compliance with GDPR. It was further **RESOLVED** that council records will be retained following guidelines in NALC's topic note and advice from DM Payroll Services, with the exception that all paper planning applications to be disposed of.

(vii) Planning status of Buildwas

It was agreed to publish an article in Under the Wrekin seeking views on this.

14) Any other urgent matters

Pursuant to Schedule 12A of the Local Government Act 1972 and pursuant to the provisions of the Public Bodies (Admissions to Meetings) Act 1960, it was **RESOLVED** that the public and press should be excluded during discussion of the following item as it involved likely disclosure of exempt information.

15) Recruitment of clerk – it was **RESOLVED** to delegate authority to a panel of Cllr. Grainger, Morgan and Pratt to interview and recruit a clerk. It was further **RESOLVED** to shortlist all the applicants and invite them for interview on 13th March, interviews to be at 6.15pm, 7pm and 7.45pm. It was further **RESOLVED** that the contract will be based on the NALC model contract with salary capped at SCP25.

16) Planning enforcement case

The following case had been notified – 18/05742/ENF.

To get quotes for yew tree work at churchyard with view to council giving a grant.

Next meeting 8th May 2018