

BUILDWAS PARISH COUNCIL
EXTRAORDINARY MEETING
TUESDAY 11TH FEBRUARY 2020, 7:30PM
BUILDWAS VILLAGE HALL

Present: Cllr L Pratt (Chair), Cllr J Grainger, Cllr J Heath, Cllr V Morgan, Cllr S Ratcliffe, Cllr R Wilcox

In attendance: Mrs S Morris (Clerk), 9 members of the public

1. PUBLIC SESSION

Members of the public spoke in relation to the Home Farm development and raised the following points:-

- The application is doubling size of the current settlement which sits outside of the village, and will have a significant effect on this area;
- The pre-application and response from the Planning Officer mention the speed limit on the road is buffered by a 40mph zone. This is not the case; the national speed limit applies, although the parish has been trying to secure extension of the 40mph limit. If this settlement is to be increased to the proposed size, the 40mph limit should be extended, as vehicles leaving the village already use the 40mph section as an acceleration zone approaching the national speed limit section of road, and vehicles entering the village do not slow down early enough;
- A restriction on the height of the eaves was agreed to the proposed 4 dwellings on the previous application. This has not been applied to the eaves height of the fifth property which is already significantly elevated from the surrounding properties, so will have significant impact on existing properties which will be overlooked. The same eaves restriction should be applied;
- The application has already increased from three to four and now five properties, and exceeds the SAMDEV. There is concern that this may increase again. With the application for 1,000 homes on the power station site, this development is unnecessary and will alter and overcrowd the existing pocket community at Home Farm;
- The application includes an additional access point which is positioned on a corner, which we requested to be changed on the original planning application for three dwellings due to safety concerns. A second access is unnecessary and would require the removal of another minimum 15 feet of valuable well-established hedgerow, which also provides some visual screening for the surrounding properties. If planning permission is granted, there should be one main driveway to access all five properties;
- There is a pre-existing issue with drainage and the 100mm drain is not adequate.

The agent for the applicant spoke on behalf of the application for one house on the land at Home Farm. He assured those present that there would be no applications for further housing on the site after this. The plans showed a separation distance of c.46 metres from the closest house, and the topographic plan showed the proposed

dwelling and existing dwellings having similar ridge heights and with a good separation distance. Residents queried the additional outbuilding which the agent explained was a single storey two car garage.

The Chairman noted some objections that had been sent by email: concerns over drainage which was an existing problem; access; height.

Members of the public raised concerns that the proposed changes to the junction at the bottom of Buildwas Bank/Much Wenlock Road would cause the access to the properties at Home Farm to become even more dangerous. It was suggested that the Parish Council should consider traffic calming through the village as part of the power station development which would significantly increase the flow of traffic through the village.

2. APOLOGIES

Cllr S Heath, Cllr C Wild

3. DISCLOSURE OF PECUNIARY INTERESTS & DISPENSATION REQUESTS

None.

4. PLANNING MATTERS

- (i) To discuss and agree response to planning application reference 19/05069/OUT Proposed dwelling SW of Home Farm

The Parish Council **RESOLVED** to object to the application and in addition to make the following points:

The proposed development, alongside the earlier application for four dwellings on the same site, exceeds the SAMDEV number for the Parish.

Drainage in the area is insufficient for existing conditions and should be upgraded as part of any development.

The proposed new access point for the fifth house is unnecessary, is potentially dangerous as it is sited on a corner, and would require remove of well-established hedgerow which the Parish Council would wish to retain. If the dwelling is approved, it should share the access proposed for the four other dwellings on the site.

- (ii) To agree response to planning application reference 19/05509/MAW Proposed quarry to east of Much Wenlock Road

The Parish Council **RESOLVED** to make representations in response to the application, making the following points:

- Routing – no HGVs along B4380 or Much Wenlock Road due to road condition, slowing of traffic;
- Speed limit – reduce speed limit from 60mph to 40mph from edge of village (B4380) to start of 50mph on Much Wenlock Road;
- Proposed changes to junctions would be preferable prior to the work at the quarry begins;

- If repairs to the railway bridge are delayed, there should be no increase in the maximum road vehicle movements included in the application;
- The hours of work should be set at 7:30-17:30 on weekdays and 8:00-13:00 on Saturday;
- Lorries should not be allowed to wait at the site entrance;
- Appropriate visual screening of the site should be ensured;
- There must be sufficient availability of water on site and a dedicated bowser, to ensure adequate suppression of dust at all times. This should be monitored;
- There should be regular monitoring of air quality around the site and conditions put in place to protect air quality standards for local residents.

It was also noted that the area surrounding the entrance to the site had been very messy since the site had been taken over and the Parish Council expressed concern that it would remain this way for the duration of the work on site. It was **RESOLVED** to request visual screening of this area as part of the response to this application, and in a direct request to the Planning Officer.

5. BUILDWAS VILLAGE HALL

Cllr J Grainger explained the work that had taken place by the Village Hall Committee in relation to rebuilding the Village Hall. Architect plans had been drawn up and were ready for submission to the planning authority. If the planning application was submitted by the Parish Council, the fee would cost half of the full amount. This reduction could not be accessed if the Village Hall Committee submitted the application. Councillor Grainger proposed that the Parish Council submit the planning application for the new Village Hall at a cost of £693, and a possible planning officer site visit at a cost of £66, the full amount of which would be refunded to the Parish Council by the Village Hall Committee.

Councillor Ratcliffe recommended against this, as he understood the previous action by the Parish Council to pay for the pre-application had been illegal. Councillor Grainger confirmed that she had been liaising with the Shropshire Council Community Buildings Officer who had confirmed that it was legal as anybody could submit plans for a piece of land that they do not own. She further confirmed that the previous issue had arisen as it had been understood at the time that the Parish Council were Trustees of the Village Hall which would have been a conflict of interests, however it had since been evidenced that the Parish Council were not Trustees.

The Parish Council **RESOLVED** to submit the planning application for the new Village Hall, at a cost of £693, and a possible planning officer site visit at a cost of £66. (Support:3 + 1 by email; Object: 2)

Meeting closed at 8:29pm.